

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCES FIRST CONSIDERATION relative to a General Plan Amendment, zone and height district change, and building line removal for property at 8544-8654 North Winnetka Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 14-0962 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2013-2079-MND] filed on February 28, 2014.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and the LACPC APPROVING the proposed General Plan Amendment to the Chatsworth-Porter Ranch Community Plan from Low I Residential to Low II Residential and Low Medium I Residential land use designations, for property at 8544-8654 North Winnetka Avenue, and from Low I Residential to Low Medium I Residential for an add area located at 8520 Winnetka Avenue and 20039-57 West Chase Street, for the construction of 59 two-story detached residential condominiums and five single-family lots.
4. PRESENT and ADOPT the accompanying ORDINANCES, approved by the Director of Planning, to effect a zone and height district change from RA-1 to (T)(Q)R1-1 for a maximum five single-family homes and a zone and height district change from RA-1 to (T)(Q)RD4-1XL (limiting the project to two stories) for a maximum 59 detached residential condominiums, subject to modified Conditions of Approval, for property at 8544-8654 North Winnetka Avenue.
5. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, to remove a 25-foot building line along the east side of Winnetka Avenue, subject to modified Conditions of Approval.
6. REMOVE (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
7. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
8. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
9. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and

Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Keith Herren, WH Winnetka 60, LLC
Representative: Donna Tripp, Craig Lawson and Company, LLC

Case No. CPC-2013-2078-GPA-ZC-BL-ZV-SPR

Fiscal Impact Statement: None submitted by th LACPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - SEPTEMBER 30, 2014

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 30, 2014)

Summary

At the public hearing held on August 12, 2014, the Planning and Land Use Management Committee considered a General Plan Amendment, zone and height district change, and a building line removal for property located at 8544-8654 North Winnetka Avenue. After an opportunity for public comment, the Committee recommended that Council approve General Plan Amendment, zone and height district change and building line removal for the for the proposed development of 59 two-story detached residential condominiums and five single-family lots, for property at 8544 - 8654 North Winnetka Avenue. This matter is now submitted to Council for its consideration.

As indicated in Recommendation No. 4 and pursuant to Section 12.32-J of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that: . . . whenever property remains in a "Q" Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings."

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	ABSENT
ENGLANDER:	YES

-NOT OFFICIAL UNTIL COUNCIL ACTS-