

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, a Zone Change, and appeals for the properties located at 10306-10440 North Sepulveda Boulevard and 15342-15354 West San Jose Street.

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 (CEQA); 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. 16-0481 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and, ADOPT the Mitigated Negative Declaration [ENV- 2015-3424-MND] filed on December 29, 2015.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council; and, ADOPT the Mitigation Monitoring and Reporting Program.
3. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
4. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and the LACPC, APPROVING the proposed General Plan Amendment to amend the Mission Hills-Panorama City-North Hills Community Plan to re-designate the parcels located along West San Jose Street (15342-15354 West San Jose Street) from Low Residential to Community Commercial land use.
5. PRESENT and ADOPT the accompanying ORDINANCE dated March 10, 2016, to effect a Zone Change from R1-1, R1/P-1 and P-1 to (T)(Q)C2-1, for the proposed project involving the demolition of approximately 39,528 square feet of the approximately 131,500 square feet of existing commercial space and the full demolition of the two single-family homes on the north end of the site (approximately 3,475 square feet), retaining and rehabilitating approximately 91,972 square feet of the existing commercial development, including the existing bowling alley building located at 10430 North Sepulveda Boulevard; the construction of approximately 67,467 square feet of new commercial development for a total of 159,439 square feet of commercial development, resulting in a net increase of approximately 27,939 square feet of commercial space, including a total of five buildings, with building heights ranging from one- and two-stories between 23 feet above grade to approximately 45 feet above grade, containing a mix of retail, restaurant, medical office, gym, warehouse, and bank uses with a total of 813 parking spaces and 158 bicycle stalls, for the properties located at 10306-10440 North Sepulveda Boulevard and 15342-15354 West San Jose Street, subject to Conditions of Approval.

6. RESOLVE TO DENY THE APPEALS filed by Linda Kloss Romney and Dean Anderson from part of the determination of the LACPC and THEREBY APPROVE for the properties located at 10306-10440 North Sepulveda Boulevard and 15342-15354 West San Jose Street, the following:

- i. Conditional Use to permit a) the sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a 31,697 square-foot large format retail store in the C2-1 Zone, and b) to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 2,602 square-foot restaurant in the C2-1 Zone.
- ii. Conditional Use to permit 24-hour operation of the gym and large format retail store, the installation of pole signs and information signs to be located outside of landscape-planted areas, all in conjunction with a Commercial Corner Development in the C2-1 Zone.
- iii. Zoning Administrator's Determination that CR zone sign regulations are not applicable to the project site.
- iv. Zone Variance from a) Section 12.21-C,6(b) of the Los Angeles Municipal Code (LAMC) to permit the required loading space to not be located and arranged so that delivery vehicles may be driven upon or into said space from an alley, b) Section 14.4.7-B of the LAMC to permit information signs with a maximum overall height of 11 feet, 9 inches above the sidewalk grade or edge of roadway grade nearest to the sign in lieu of the otherwise permitted 6 feet, 6 inches, c) Section 14.4.10-A of the LAMC to permit a total of 6,925 square feet of wall sign area in lieu of the otherwise permitted 4,330 square feet, and d) Sections 14.4.9-B.2, 14.4.10-A,5 and 14.4.12-B.4 of the LAMC to permit a total of 7,459 square feet of combined signage area in lieu of the otherwise permitted 5,268 square feet.

7. INSTRUCT the DCP to update the General Plan and appropriate maps pursuant to this action.

8. ADVISE the applicant of Q Qualified classification time limit as described in the Committee report.

9. 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.

10. 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: Arturo Sneider, Prime/CRDF

Representative: Kyndra Casper, Liner, LLP

Case No. CPC-2015-3423-GPA-ZC-CU-CUB-ZV

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - JULY 10, 2016**

**(LAST DAY FOR COUNCIL ACTION - JULY 1, 2016)**

Summary:

At a regular meeting held on June 7, 2016, the PLUM Committee considered a General Plan Amendment, Zone Change and entitlement appeals relative to the properties at 10306-10440 North Sepulveda Boulevard and 15342-15354 West San Jose Street. Representative for the DCP provided background information regarding the project. The Applicant provided the Committee additional information. Both Appellants spoke and presented their concerns with the project. After an opportunity for public comment, the Committee recommended for Council to approve the General Plan Amendment and Zone Change, and to deny the appeals. This matter is now submitted to the Council for it's consideration.

As indicated in Recommendation No. 8 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
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	ABSENT
FUENTES	YES