

MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a General Plan Amendment, Zone Change and Building Line Removal, and a Site Plan Review appeal for the properties located at 9433 North Sepulveda Boulevard and 15500-15508 West Plummer Street.

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

1. EXTEND the time limit by 90 days relative to the General Plan Amendment, Zone Change and the Site Plan Review appeal for the properties located at 9433 North Sepulveda Boulevard and 15500-15508 West Plummer Street.
2. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2015-4183-MND, adopted on October 27, 2016; and pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, Negative Declaration, or addendum is required for approval of the project
3. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring Program as the Findings of Council and ADOPT the Mitigation Monitoring Program.
4. GRANT IN PART/DENY IN PART the appeal filed by Charles Johnson and THEREBY INSTRUCT the DCP to prepare a new Zone Change Ordinance, modify the Site Plan Review and present modified Findings and Conditions as necessary.
5. REFER the General Plan Amendment to the LACPC and the Mayor, as modified in the Communication from the DCP dated April 14, 2017 and attached to Council file No. 17-0021-S2.

Applicant: Scott Smith, Williams Homes

Representative: Eric Lieberman, QES, Inc.

Case No. CPC-2015-4184-GPA-ZC-BL-SPR

CEQA No. ENV-2015-4183-MND

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.

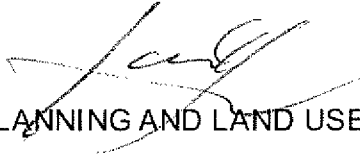
**TIME LIMIT FILE - APRIL 30, 2017**

**(LAST DAY FOR COUNCIL ACTION - APRIL 28, 2017)**

Summary:

At a regular meeting held on April 25, 2017 (continued from March 28, 2017), the PLUM Committee considered a General Plan Amendment, Zone Change and a Site Plan Review appeal for the properties located at 9433 Sepulveda Boulevard and 15500-15508 Plummer Street. Staff from the DCP presented the Committee with a revised General Plan Amendment, Zone Change, Site Plan Review and project description. The appellant commented on the appeal, and the applicant additionally commented on the revised project. Representative from Council District 10 also commented and supports the revisions. After an opportunity for public comment, the Committee recommended to instruct the DCP to prepare a new Zone Change Ordinance, modify the Site Plan Review, present modified Findings and Conditions, grant in part/deny in part the appeal, extend the time limit for Council to act by 90 days, and refer the modified General Plan Amendment back to the LACPC and the Mayor. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	ABSENT
PRICE	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**