

MOTION

I MOVE that the matter of PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a General Plan Amendment to the properties located at 7662-7700 North Woodman Avenue and 7711 North Ventura Canyon Avenue, Panorama City, CA 91402, Item 52 on today's Council Continuation Agenda (Council File No. 17-0285), BE AMENDED to APPROVE and ADOPT the following recommendations in lieu of the City Planning Commission recommendations:

1. APPROVE the General Plan Amendment for the Mission Hills-Panorama City-North Hills Community Plan to re-designate the land use of the project site from Limited Manufacturing land uses to General Commercial land uses, and amend Footnote No. 3 on the subject property to allow Height District 1 on the site, in lieu of Height District 1VL for properties with a General Commercial Land Use designation, for the construction, use, and maintenance of two new apartment buildings, containing a total of 288 age restricted (62 years and older) dwelling units with 1,221 square feet of ground floor commercial/flex space and 252 parking spaces on one level of at-grade parking, and four levels of residential dwelling units above the parking, with the proposed building having a maximum of 58-feet in height.

2. ADOPT the FINDINGS of the Planning Department relative to the approval of the proposed General Plan Amendment for the subject property, as contained in the September 22, 2016 Planning Department staff report and October 27, 2016 Supplemental Planning Department staff report, as considered by the City Planning Commission on those dates.

3. INSTRUCT the Planning Department to initiate a Zone Change from M1-1 (Limited Industrial, height district 1) and RSP-1 (low density housing, height district 1, this zone is no longer used in current planning) to (T)(Q)RAS4-1 (Temporary Tentative and Qualified conditions, Residential Accessory Services Zone, height district 1).

PRESENTED BY: Nury Martinez  
NURY MARTINEZ  
Councilwoman, 6<sup>th</sup> District

SECONDED BY: Scott

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MAY 24 2017

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