

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and Vesting Zone and Height District Change for the properties located at 5521-5545 North Reseda Boulevard and 18525-18531 West Clark Street.

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

1. FIND, pursuant to Section 21082.1(c)(3) and 21081.6 of the California Public Resources Code, after consideration of the whole of the administrative record, including the MND No. ENV-2016-2882-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND, that the mitigation measures have been made enforceable conditions on the project; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION, recommended by the Mayor and the LACPC for a General Plan Amendment to the Encino-Tarzana Community Plan to re-designate the parcels located at 18525 and 18531 West Clark Street from Medium Residential to Community Commercial land use, for the construction, use and maintenance of a five-story, mixed-use building containing 170 residential dwelling units (including 20 units set aside for Very Low Income Households) and 6,000 square-feet of retail use/restaurant with one at-grade and two subterranean parking levels containing 317 automobile parking spaces, for the properties located at 5521-5545 North Reseda Boulevard and 18525-18531 West Clark Street.
4. PRESENT and ADOPT the accompanying ORDINANCE dated January 26, 2017, effecting a Vesting Zone and Height Change from P-1L, R1-1 and C2-1 to (T)(Q)C2-1L, for the construction, use and maintenance of a five-story, mixed-use building containing 170 residential dwelling units (including 20 units set aside for Very Low Income Households) and 6,000 square-feet of retail use/restaurant with one at-grade and two subterranean parking levels containing 317 automobile parking spaces, for the properties located at 5521-5545 North Reseda Boulevard and 18525-18531 West Clark Street, subject to Conditions of Approval.
5. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
6. ADVISE the applicant of Q Qualified classification time limit as described and pursuant to Section 12.32-G of the Los Angeles Municipal Code:

*. . . 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.*

7. 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.
8. 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: Steve Wesserman, WCC and E Properties, LLC

Representative: Fred Gaines, Gaines and Stacey, LLP

Case No. CPC-2016-2881-GPA-VZC-HD-DB-SPP-SPR

CEQA No. ENV-2016-2882-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 - JUNE 18, 2017**

**(LAST DAY FOR COUNCIL ACTION - JUNE 16, 2017)**

Summary:

At a regular meeting held on May 30, 2017, the PLUM Committee considered a General Plan Amendment and Vesting Zone and Height District change for the properties at 5521-5545 North Reseda Boulevard and 18525-18531 West Clark Street. After an opportunity for public comment, the Committee recommended on consent, to approve the General Plan Amendment and Vesting Zone and Height District Change. 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	ABSENT
ENGLANDER	YES
PRICE	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**