

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and Vesting Zone and Height District Changes for the properties located at 9530, 9534 and 9546 North Reseda Boulevard.

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

1. FIND, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND No. ENV-2015-3703-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, the MND reflects the independent judgment and analysis of the City; FIND, 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 Council.
3. ADOPT the accompanying RESOLUTION for a General Plan Amendment to the Northridge Community Plan to re-designate a portion of the subject property from Medium Residential to Community Commercial; extend the Community Center (Special Boundary); add the RAS4 Zone within the Community Center boundary only; and remove the Post Office (PO) symbol from the map and the legend.
4. PRESENT and ADOPT the accompanying ORDINANCE dated February 22, 2018, effectuating a Vesting Zone Change and Height District Change from C2-1VL and RA-1 to (T)[Q]RAS4-1VL, for the demolition of an existing post office, surface parking lot and landscaping for the construction of a mixed-use development proposed at four-stories and 45 feet tall to include 128 residential units (student housing) and 5,725 square feet of ground floor commercial uses with 205 subterranean parking spaces and 157 bicycle spaces, for the properties located at 9530, 9534 and 9546 North Reseda Boulevard, subject to Conditions of Approval.
5. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

*. . . the Council may decide to impose a permanent Q Condition . . . identified on the zone change map by the symbol Q in brackets . . . There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.*

6. ADVISE the applicant that, pursuant to 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.

7. 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.
8. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.

Applicant: Symphony-Northridge, LLC

Representative: Brad Rosenheim, Rosenheim and Associates, Inc.

Case No. CPC-2015-3702-GPA-VZC-SPR

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 9, 2018**

**(LAST DAY FOR COUNCIL ACTION - JULY 3, 2018)**

Summary:

At a regular meeting held on June 12, 2018, the PLUM Committee considered a report from the Mayor and the LACPC regarding a General Plan Amendment and Vesting Zone and Height District Changes for the properties at 9530, 9534 and 9546 North Reseda Boulevard. After an opportunity for public comment, the Committee recommended on consent to approve the General Plan Amendment, Vesting Zone Change 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	ABSENT
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**