

MITIGATED NEGATIVE DECLARATION (MND), ADDENDUM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and RESOLUTION relative to a General Plan Amendment (GPA) and Vesting Zone Change for the property located at 7660-7702 and 7718-7728 North Lankershim Boulevard.

Recommendations for Council action:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in MND No. ENV-2016-2384-MND adopted on July 3, 2018, and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, as supported by the Addendum dated July 13, 2018, no major revisions are required to the MND and no subsequent environmental impact report, negative declaration, nor addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the LACPC, APPROVING the GPA to change the Sun Valley - La Tuna Canyon Community Plan land use designation from Low Residential to Low Medium II Residential on a portion of the project site.
4. INSTRUCT the Department of City Planning (DCP) to prepare and present an Ordinance effectuating a Vesting Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU for construction, use, and maintenance of 99 small lot residential homes with a maximum height of 36 feet (three stories) and a 64-unit, maximum 52 feet in height (four stories) multi-family residential apartment building including five Very Low Income units, with the proposed project involving the demolition of the existing commercial buildings, surface parking lot, and two single-family residences, for the property located at 7660-7702 and 7718-7728 North Lankershim Boulevard, subject to Conditions of Approval as modified by the PLUM Committee on October 30, 2018.
5. INSTRUCT the DCP to update the General Plan and appropriate maps pursuant to this action.
6. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q 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 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.
9. NOT PRESENT and ORDER FILED the Ordinance dated July 26, 2018.

Applicant: Jacob Cohan, Universal Villas, LLC

Representative: Donna Shen Tripp, Craig Lawson and Co., LLC

Case No. CPC-2016-2383-GPA-VZC-DB-SPR

Environmental No. ENV-2016-2384-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 - NOVEMBER 13, 2018

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 13, 2018)

Summary:

At a regular meeting held on October 30, 2018, the PLUM Committee considered a GPA and Vesting Zone Change for the property located at 7660-7702 and 7718-7728 North Lankershim Boulevard. Staff from the Department of City Planning provided background information and provided technical clarification on the conditions of approval for the project. A Representative from Council District Six provided comments in support modifying the conditions of approval. After an opportunity for public comment, the Committee recommended to approve the GPA and Vesting Zone Change for the project with modified conditions of approval. 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
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-