

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 23200 West Sherman Way.

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

1. FIND, that based on the independent judgment of the decision-maker, after consideration of the entire administrative record, the project was environmentally assessed in Mitigated Negative Declaration No. ENV-2015-4679-MND filed on May 24, 2016.
2. 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.
3. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
4. PRESENT and ADOPT the accompanying new ORDINANCE dated January 24, 2017, approved by the Director of Planning on behalf of the LACPC, effecting a Zone Change from A1-1 to (T)(Q)RD3-1, with a 37-lot Small Lot subdivision consisting of two open lots and the construction, use and maintenance of 35 Small Lot Homes, with each home two stories in height including two parking spaces within private garages, for the property located at 23200 West Sherman Way, subject to Conditions of Approval as modified by the PLUM Committee and attached to Council file No. 16-1112-S1.
5. NOT PRESENT and ORDER FILED the ORDINANCE dated August 11, 2016.
6. ADVISE the applicant of the Q Qualified classification time limit pursuant to Section 12.32-G.2(f) 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: Sherman Way-West Hills Partners, LLC

Representative: Michael Harris

Case No. CPC-2015-4684-GPA-ZC

CEQA No. ENV-2015-4679-MND

Related Case No. VTT-73714-SL-1A

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 - FEBRUARY 28, 2017

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 28, 2017)

Summary:

At a regular meeting held on January 24, 2017, the PLUM Committee considered a Zone Change at 23200 West Sherman Way. Staff from the Department of City Planning provided background information on the project. Councilmember Englander presented modifications to the Conditions of Approval. After an opportunity for public comment, the Committee recommended that the Council approve 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
CEDILLO	YES
ENGLANDER	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-