

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer

When making inquiries relative to
this matter, please refer to the
Council File No.

Office of the
CITY CLERK

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SHANNON HOPPES
Council and Public Services
Division

www.cityclerk.lacity.org

June 20, 2013

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 12-0967,
at its meeting held June 18, 2013.



City Clerk
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9/25/12

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 12-0967

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal of the Mitigated Negative Declaration for property located at 5241-5247 Santa Monica Boulevard and 5238-5246 Virginia Avenue.

Recommendations for Council action:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration (MND) reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 12-0967 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2007-365-MND].
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Seta Panosian, brought under California Public Resources Code, Section 21151c of the California Environmental Quality Act, from the determination of the LACPC and THEREBY ADOPT MND No. ENV-2007-365-MND in connection with the construction of 49 residential dwelling units, with 20 percent as restricted affordable units, and 14,947 square feet of commercial floor area for the property located at 5241-5247 Santa Monica Boulevard and 5238-5246 Virginia Avenue, subject to modified Conditions of Approval attached to the Council file. (The LACPC also approved a Density Bonus Compliance Review for this project.)
4. 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: Karnik Shadbazian
Representative: Robert Lamishaw, JPL Zoning

DIR-2009-2065-DB-1A

Fiscal Impact Statement: None submitted by the Planning Department. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis on this report.

Community Impact Statement: Yes.

For appeal: East Hollywood Neighborhood Council

Summary:

At the public hearing held on September 11, 2012, the Planning and Land Use Management Committee considered an appeal of the Mitigated Negative Declaration for property located at 5241-5247 Santa Monica Boulevard and 5238-5246 Virginia Avenue. Department staff gave the Committee background information on the matter. Testimony was heard from the representatives of the applicant and appellant. After an opportunity for public comment, the Committee recommended that Council deny the appeal filed by Seta Panosian, brought under California Public Resources Code, Section 21151c of the California Environmental Quality Act, from the determination of the LACPC and thereby adopt MND No. ENV-2007-365-MND in connection with the construction of 49 residential dwelling units, with 20 percent as restricted affordable units, and 14,947 square feet of commercial floor area for the property located at 5241-5247 Santa Monica Boulevard and 5238-5246 Virginia Avenue, subject to modified Conditions of Approval attached to the Council file. (The LACPC also approved a Density Bonus Compliance Review for this project.). This matter is now submitted to Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



SEP 25 2012 - CONTINUED TO OCT. 24, 2012

OCT 24 2012 Continued to Dec 4, 2012

DEC 4 2012 CONTINUED TO Jan. 4, 2013

JAN 04 2013 CONTINUED TO March 19, 2013

MAR 19 2013 CONTINUED TO June 18, 2013

MEMBER
REYES: ✓
HUIZAR:
ENGLANDER:

VOTE
YES
ABSENT
YES

SG
CD 13
9/12/12
12-0967_rpt_plum_9-11-12.doc

- Not Official Until Council Acts -

ADOPTED

JUN 18 2013

LOS ANGELES CITY COUNCIL