

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

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	ABSENT
ENGLANDER:	YES

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- Not Official Until Council Acts -