

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal for property at 6221 North Fallbrook 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 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. 12-1126 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-2011-2680-MND].
2. ADOPT the FINDINGS of the Zoning Administrator as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Mohamed Tat, Sossi and Jack Pomakian, Charles and Betty Salverson, John Sundahl, Dawn Stead, Mark Dymond, Susan Hamersky, Kelly Del Valle, Donna Schuele, and Jack Sorkin (Donna Schuele, Representative) from the entire decision of the Zoning Administrator, THEREBY GRANTING the construction, use and maintenance of an Eldercare Facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care Housing and APPROVING a Site Plan Review for the construction, use and maintenance of an Eldercare Facility containing approximately 50,289 square feet with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care Housing for property at 6221 North Fallbrook Avenue, subject to Conditions of Approval.

Applicant: Dan Chandler and Ken Barry, Community Multihousing, Inc. ZA-2011-2679-ELD-SPR-1A
Representative: Christopher Murray, Rosenheim and Associates, In.

(On July 31, 2012, Council adopted Motion [Zine - Reyes] as amended pursuant to Charter Section 245, asserting jurisdiction over the June 28, 2012 action [Determination letter dated July 23, 2012] of the South Valley Area Planning Commission.)

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - AUGUST 21, 2012

(LAST DAY FOR COUNCIL ACTION - AUGUST 21, 2012)

Summary:

At the public hearing held on August 14, 2012, the PLUM Committee considered an appeal for property at 6221 North Fallbrook Avenue. Planning Department staff gave the Committee background information on the matter. The applicant's representative, appellants and Council Office staff also gave testimony.

After an opportunity for public comment, the Committee recommended that Council deny the appeal filed by Mohamed Tat, Sossi and Jack Pomakian, Charles and Betty Salverson, John Sundahl, Dawn Stead, Mark Dymond, Susan Hamersky, Kelly Del Valle, Donna Schuele, and Jack Sorkin (Donna Schuele, Representative) from the entire decision of the Zoning Administrator, thereby granting the construction, use and maintenance of an Eldercare Facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care Housing and approving a Site Plan Review for the construction, use and maintenance of an Eldercare Facility containing approximately 50,289 square feet with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care Housing for property at 6221 North Fallbrook Avenue, subject to Conditions of Approval. This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

SG
CD 3
8/15/12

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- Not Official Until Council Acts -