

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal filed for the Highland Park Transit Village.

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

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. 13-0876 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-2013-221-MND] filed on March 15, 2013.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), including the Environmental Findings, as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Lisa Duardo on behalf of the Friends of Highland Park (Representative: Dean Wallraff, Advocates for the Environment), from the entire determination of the LACPC, and THEREBY APPROVE the items listed below, subject to Conditions of Approval as amended by the Planning and Land Use Management Committee, attached to the Council file, for the construction and maintenance of the Highland Park Transit Village located at 119 North Avenue 56 (Site One), 5712 East Marmion Way (Site Two: 123 and 125 North Avenue 57, and 5706, 5708 and 5712 East Marmion Way), and 124 North Avenue 59 (Site Three: 124, 128, and 132 North Avenue 59).
 - a. A Conditional Use to permit the construction of a joint public and private development:
 - i. With residential housing and public parking that is more intensive than those uses permitted in the most restrictive adjoining zone with the following residential densities: Site One: 20 units, Site Two: 50, and Site Three: 10 units.
 - ii. That is more intensive than those uses permitted in the most restrictive adjoining zone with the approval of the following yard setbacks: Site One: a zero foot to 20 foot 6inch front yard setback along Avenues 56 and 57, Site One: a zero foot to 22 foot side yard setback along the northern property line and southern property line, Site Two: a zero foot to 21 foot side yard setbacks along Marmion Way, the abutting alley and the adjoining property, Site Three: a zero foot to 10 foot side yard setback along Avenue 59 and the western property line, and Site Three: a 10 foot to 15 foot rear yard setback.
 - iii. Building height of 47 feet 6 inches on Site Two.
 - b. A Zoning Administrator's adjustment to allow: Site One: a 9 foot passageway, Site Two: a 9 foot 8 inch passageway between a stair and a wall, Site Two: a 11 foot 3 inch passageway between a stair and a wall and a 12 foot 7 inch passageway, and Site Three: a 9 foot 8 inch passageway between a stair and a wall and a 11 foot 6 inch passageway.
 - c. A Project Permit Compliance approval of the Avenue 57 Transit Oriented Specific Plan

and deny without prejudice the Specific Plan Exception of the Avenue 57 Transit Oriented Specific Plan.

- d. A Certificate of Compatibility for the construction of a joint public and private development consisting of 80 multi-family residential units and 221 public parking spaces and 106 resident parking spaces located within the Highland Park - Garvanza Historic Preservation Overlay Zone.

4. ADVISE the applicant that, pursuant to:

- a. 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.
- b. 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.

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes

For proposal: Historic Highland Park Neighborhood Council

TIME LIMIT FILE - SEPTEMBER 21, 2013

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 17, 2013)

Summary

At a regular meeting held on August 13, 2013, the Planning and Land Use Management Committee considered an appeal filed for property located at 119 North Avenue 56 (Site One), 5712 East Marmion Way (Site Two: 123 and 125 North Avenue 57, and 5706, 5708 and 5712 East Marmion Way), and 124 North Avenue 59 (Site Three: 124, 128, and 132 North Avenue 59). Staff from the Department of City Planning gave the Committee background information on the matter. The representatives for the applicant and appellants as well as staff from the Council District One spoke. Council District One asked for revisions to the conditions of approval.

After an opportunity for public comment, the Committee approved the requested revisions to the conditions of approval, denied the appeal and approved the conditional use requests, Zoning Administrator's adjustment, a project permit compliance, and a certificate of compatibility, for the construction and maintenance of the Highland Park Transit Village Project, located at 119 North Avenue 56 (Site One), 5712 East Marmion Way (Site Two: 123 and 125 North Avenue 57, and 5706, 5708 and 5712 East Marmion Way), and 124 North Avenue 59 (Site Three: 124, 128, and 132 North Avenue 59), subject to Conditions of Approval as amended by the Planning and Land Use Management Committee, attached to the Council file. This matter is now submitted to Council for its

consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

-NOT OFFICIAL UNTIL COUNCIL ACTS-