

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal filed for property located at 7407 South La Tijera Boulevard.

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. 13-1499 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-2012-3437-MND] filed on April 12, 2013.
2. ADOPT the FINDINGS of the Planning and Land Use Management (PLUM) Committee, including the Environmental Findings, as the Findings of the Council.
3. RESOLVE TO GRANT THE APPEAL filed by 7407 La Tijera Nord, LLC (Representative: Jonathan Lonner, Burns and Bouchard, Inc.), from part of the determination of the Los Angeles City Planning Commission (LACPC), THEREBY APPROVING:
  - a. A Site Plan Review for a project creating more than 50 residential dwelling units, subject to Conditions of Approval approved by the PLUM Committee on January 14, 2014, attached to Council file No. 13-1499, for the proposed construction of a five-story, mixed-use building containing 140 residential units, 2,600 square feet of ground floor retail space, for property located at 7407 South La Tijera Boulevard (7401-7501 South La Tijera Boulevard and 5630 West 74th Street).
  - b. A Density Bonus to permit a 140-unit rental housing development, with 13 units (or 11 percent) restricted to very low income households and 127 market-rate units, with Parking Option 1 to allow 227 on-site residential parking spaces in lieu of the minimum number required per Los Angeles Municipal Code (LAMC) Section 12.21-A,4.
  - c. An on-menu incentive to allow a Floor Area Ratio of 3:1 in lieu of the maximum 1.5:1 otherwise permitted in the C2-1VL zone.
  - d. Off-menu incentives to permit:
    - i. A maximum height of 35 feet in lieu of 25 feet permitted under transitional height requirements for lots located between 0 and 49 feet from the R1 zone.
    - ii. A maximum height of 55 feet for in lieu of 33 feet permitted under transitional height requirements for lots located between 50 and 99 feet from an R1 zone.
    - iii. An overall maximum height of 56 feet in lieu of the 45 feet otherwise permitted in the C2-1VL zone.
4. 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.

5. 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: 7407 La Tijera Nord, LLC

Representative: Jonathan Lonner, Burns and Bouchard, Inc.

Case No. CPC-2012-3436-DB-SPR

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 - FEBRUARY 4, 2014**

**(LAST DAY FOR COUNCIL TO ACT - FEBRUARY 4, 2014)**

### Summary

At the public hearing held on January 14, 2014, the Planning and Land Use Management Committee considered an appeal filed regarding a proposed project located at 7407 South La Tijera Boulevard. Staff from the Department of City Planning gave the Committee background information on the matter. The Applicant's representative, members of the public and Council Office staff also provided testimony.

After an opportunity for public comment, the Committee recommended that Council grant the appeal filed by 7407 La Tijera Nord, LLC, and thereby approve the Site Plan Review, Density Bonus, and on- and off-menu incentives, for the proposed construction of a five-story, mixed-use building containing 140 residential units, 2,600 square feet of ground floor retail space, for property located at 7407 South La Tijera Boulevard (7401-7501 South La Tijera Boulevard and 5630 West 74th Street), subject to Conditions of Approval. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

**MEMBER      VOTE**

HUIZAR:        YES

CEDILLO:      YES

ENGLANDER: YES

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**