

CITY OF LOS ANGELES

CALIFORNIA

HOLLY L. WOLCOTT
City Clerk

GREGORY R. ALLISON
Executive Office

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



ERIC GARCETTI
MAYOR

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

SHANNON HOPPE
Division Manager

www.cityclerk.lacity.org

October 1, 2014

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 14-0218, at its meeting held September 30, 2014.



City Clerk
wrq

15

9/30/14

File No. 14-0218

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal for property at 12027-12035 Wilshire Boulevard.

Recommendation for Council action:

RESOLVE TO DENY THE APPEAL filed by Robert P. Silverstein and Daniel E. Wright, Attorneys for Appellant GE RealProp, LP, brought under Public Resources Code Section 21151(c), from the determination of the Los Angeles City Planning Commission (LACPC), and THEREBY:

- a. 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 (CEQA); 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. 14-0218 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 MND [ENV-2012-2837-MND] filed on March 15, 2013 for Case No. DIR-2012-2836-DB-SPR-CDO-1A, for property located at 12027-12035 Wilshire Boulevard in the Brentwood-Pacific Palisades Plan area.
- b. ADOPT the FINDINGS of the LACPC, including the Environmental Findings, as the Findings of the Council.
- c. ACCEPT, as voluntary, the additions and modifications to the project submitted by the Applicant's Representative at the September 16, 2014 Planning and Land Use Management Committee meeting and attached to the Council file.

Applicant: John Warfel, Metropolitan Pacific Real Estate Group
Representative: Jonathan Lonner, Burns and Bouchard

Case No. ENV-2012-2837-MND

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

Community Impact Statement: None submitted.

Summary

At a regular meeting held on September 16, 2014 (continued from August 12, 2014), the Planning and Land Use Management Committee considered an appeal for property located at 12027-12035 Wilshire Boulevard. Staff from the Department of City Planning gave the Committee background information on the matter. The representatives for both the applicant and the appellant spoke as well as staff from Council District 11. After an opportunity for public comment, the Committee recommended that Council deny the appeal, determine the project is exempt under the CEQA, and sustain the decision of the LACPC, including any additional CEQA findings, and accept, as voluntary, the additions and modifications to the project mitigation measures as submitted by the Applicant's representative, for the proposed project located at 12027-12035 Wilshire Boulevard within the Brentwood-Pacific Palisades Plan Area. This matter is now submitted to Council for its

consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER **VOTE**

HUIZAR: YES

CEDILLO: YES

ENGLANDER: YES

SG

14-0218_rpt_plum_9-16-14

A handwritten signature in black ink, appearing to be 'SG', with a long horizontal line extending to the right.

-NOT OFFICIAL UNTIL COUNCIL ACTS-

ADOPTED
AS Amended
SEP 30 2014
See attached motion
LOS ANGELES CITY COUNCIL

Item No. 15 - A

MOTION

I MOVE that the matter of the Mitigated Negative Declaration (“MND”) and Planning and Land Use Management Committee Report relative to an appeal of the MND for the property located at 12027-12035 Wilshire Boulevard, Item No. 15 on today’s Council Agenda (CF 14-0218), BE AMENDED to adopt the following additions and modifications to the MND and associated mitigation monitoring and reporting program requested by the applicant, which, although not necessary to mitigate any significant project impacts, will further reduce the Project’s less than significant impacts and address concerns raised by the appellant:

Mitigation Measure XII-20 to include the following additional measures:

- Demolition activities shall be performed from west to east to use existing buildings on the Project Site as a noise barrier to the motel.
- The excavation ramp shall be placed away from the adjacent motel to the extent feasible.
- Temporary plywood sheets shall be placed on framing facing east and north as building erection goes vertical to provide a noise barrier to the adjacent properties. Such temporary plywood sheets shall be placed contiguously to avoid gaps to provide a noise barrier to the adjacent properties.
- A 10-foot-tall acoustical construction sound blanket (e.g., Acoustical Solution Inc. Outdoor Acoustical Blanket (one pound per square foot) Quilted Fiberglass) shall be extended along the entire east and north construction boundary prior to performing any demolition activities that would no longer allow existing buildings on the Project Site to provide a noise barrier to the adjacent properties.
- Pile drivers and vibratory rollers shall not be used in the construction of the Project. Use of a large bulldozer and hoe rams shall occur at a minimum of 15 feet from existing off-site structures.

Mitigation Measure I-120 to include the following additional measure:

- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from the adjacent hotel.

ADOPTED

PRESENTED BY:

SEP 30 2014

LOS ANGELES CITY COUNCIL

SECONDED BY:


MIKE BONIN

Councilmember, 11th District




September 30, 2014

ORIGINAL