

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 the 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

<u>MEMBER</u>	<u>VOTE</u>
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HUIZAR:	YES
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CEDILLO:	YES
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ENGLANDER:	YES
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SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-