

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal filed for property located at 11965 - 11979 West Montana 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. 14-0617 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-2012-1111-MND-REC1] filed on April 12, 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 Daniel Gryczman, on behalf of himself, Regent Properties and its principals and employees, from the entire determination of the LACPC in sustaining the decision of the Advisory Agency, and THEREBY APPROVE Vesting Tentative Tract No. 71898-CN, subject to Conditions of Approval, for a maximum 49 unit new condominium development in the Brentwood - Pacific Palisades Plan Area, for property located at 11965 - 11979 West Montana Avenue.

Applicant: Montana Bundy, LLC, Simon Kerendian

Case No. VTT-71898-CN-1A

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 FILE - JULY 31, 2014

(LAST DAY FOR COUNCIL ACTION - JULY 30, 2014)

Summary

At a regular meeting held on June 17, 2014, the Planning and Land Use Management Committee considered an appeal filed for property located at 11965 - 11979 West Montana Avenue. Staff from the Department of City Planning gave the Committee background information on the matter. Representatives for the applicant and appellant as well as staff from the Council District 11 spoke.

After an opportunity for public comment, the Committee recommended that Council deny the appeal filed by Daniel Gryczman, on behalf of himself, Regent Properties and its principals and employees, from the entire determination of the LACPC in sustaining the decision of the Advisory Agency, and thereby approve Vesting Tentative Tract No. 71898-CN, subject to Conditions of Approval, for a

maximum 49 unit new condominium development in the Brentwood - Pacific Palisades Plan Area, for property located at 11965 - 11979 West Montana Avenue. 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

SG
14-0617_rpt_plum_6-17-14

-NOT OFFICIAL UNTIL COUNCIL ACTS-