

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to appeals for property at 3780 West Martin Luther King Boulevard and 4055-4081 South Marilton 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. 14-1155 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-2013-4103-MND] filed on May 2, 2014.
2. ADOPT the FINDINGS of the Planning and Land Use Management (PLUM) Committee, dated November 4, 2014 and attached to the Council File, as the Findings of the Council.
3. RESOLVE TO GRANT IN PART / DENY IN PART THE APPEALS filed by : 1) MLK Marilton, LLC (Representative: John A. Henning, Jr., Attorney at Law) from the entire determination of the South Los Angeles Area Planning Commission (SLAAPC); and 2) Armen D. Ross from part of the determination of the SLAAPC, and THEREBY APPROVE, subject to modified Conditions of Approval, the following:
 - a. The Site Plan Review for development of 105,000 square feet of floor area.
 - b. The Exception from Section 14c and Design Standard 11i of the Crenshaw Corridor Specific Plan Design Guidelines and Standards Manual to allow two surface parking lots to be located on the sides of the structure, fronting along Santa Rosalia Drive and portions of Marilton Avenue and Buckingham Road.
 - c. The Exception from Section 14c and Design Standard 8a of the Crenshaw Corridor Specific Plan Design Guidelines and Standards Manual to allow a 2'-6" high fence on top of the required 3'- 6" high wall (total 6'-0" high) adjacent to surface parking lots fronting along adjacent streets and a 6'-0" high fence fronting along adjacent streets.
 - d. The Project Permit Compliance with the applicable regulations of the Crenshaw Corridor Specific Plan.

Applicant: Kaiser Foundation Health Plan, Inc.

Representative: Donna Shen Tripp, Craig Lawson and Company

Case No. APCS-2013-4102-SPE-DRB-SPP-SPR

TIME LIMIT FILE - DECEMBER 16, 2014

(LAST DAY FOR COUNCIL ACTION - DECEMBER 16, 2014)

Summary

At the public hearing held on November 4, 2014, the Planning and Land Use Management Committee considered appeals for property at 3780 West Martin Luther King Boulevard and 4055-4081 South Marlton Avenue. Department of City Planning staff gave the Committee background information on the matter. The applicant's representatives and the two appellants gave testimony. Staff from Council District 10 also spoke. After an opportunity for public comment, the Committee recommended that Council grant in part and deny in part the appeals and thereby approve the actions listed above, subject to Findings and modified Conditions of Approval attached to the Council File. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-