

ENVIRONMENTAL IMPACT REPORT, ADDENDUM TO FINAL IMPACT REPORT, and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal for property located at 6230 West Yucca Street.

Recommendations for Council action:

1. FIND that the previously certified Environmental Impact Report (EIR) ENV-2006-6941-EIR, together with the March 2013 Addendum to the Final Impact Report, is adequate environmental clearance for the Director Determination and complies with the California Environmental Quality Act (CEQA).
2. ADOPT CEQA findings under State CEQA Guidelines 15162, 15163, and 15164 that no further environmental review is required for the Director Determination.
3. ADOPT the FINDINGS of the Director of Planning as the Findings of Council.
4. RESOLVE TO DENY THE APPEAL filed by Argyle Civic Association (Representative: George Abrahams), and THEREBY SUSTAIN the decision of the Director of Planning in approving the "Q" Condition clarification listed below for the previously approved project at 6230 West Yucca Street. The proposed project consists of 116 residential units, 2,120 square feet of commercial space, and 12,200 square feet of open space, encompassing 114,311 square feet of floor area within a 17.5-story, approximately 177-foot tall building. There are 201 vehicle parking spaces, 118 long-term bicycle parking spaces, and 14 short-term bicycle parking spaces.
 - a. Delete "Q" Condition No. 3.
 - b. Revise "Q" Condition No. 4 to read:
 4. Site Plan. Prior to the issuance of any building permit, detailed development plans, including a complete landscape and irrigation plan and a parking area and driveway plan, shall be submitted to the Department of City Planning for review and sign-off clearance. These plans shall be in substantial conformance with the plot plan, elevations and landscape plans approved by the Director of Planning in the September 26, 2014 Site Plan Review approval. The plans shall comply with applicable provisions of the Los Angeles Municipal Code (LAMC), the subject conditions herein and the intent of the subject permit authorization.
 - c. Revise "Q" Condition No. 5 to read:
 5. Parking. The project shall provide at a minimum the number of spaces required under LAMC Sections 12.21-A.4(a) and 12.21-A.4(x) and their location and access shall be in substantial conformance with the project plans approved by the Director of Planning in the September 26, 2014 Site Plan Review approval.
 - d. Revise "Q" Condition No. 10 to read:

10. The design of the project shall be in substantial conformance with the site plans and elevations approved by the Director of Planning in the September 26, 2014 Site Plan Review approval.

Applicant: David Jordan, 6230 Yucca, LLC
Representative: Matt Dzurec, Armbruster Goldsmith and Delvac LLP

Case No. DIR-2012-2767-CLQ

Fiscal Impact Statement: None submitted by the Department of City Planning. 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 the public hearing held on December 2, 2014, the Planning and Land Use Management Committee considered an appeal filed by Argyle Civic Association (Representative: George Abrahams) under the California Environmental Quality Act (CEQA), Public Resources Code Section 21151(c), regarding the previously approved project at 6230 West Yucca Street. Staff from the Department of City Planning gave the Committee background information on the matter. The appellant, applicant representative, and staff from Council District 13 also spoke.

After an opportunity for public comment, the Committee denied the appeal and sustained the decision of the Director of Planning and took the actions listed above. 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:	ABSENT
CEDILLO:	YES
ENGLANDER:	YES

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-