

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal of the Mitigated Negative Declaration for the property located at 849-859 South Lucerne Boulevard.

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. 15-0302 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-2005-8131-MND-REC1].
2. ADOPT the FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by R.J. Strotz on behalf of Windsor Village Preservation Committee (R.J. Strotz, Tina and Chong Paik, John E. McPherson, Richard D. and Tricia Hoffman, Flora Bautista, Chong Duk Park, Ana Park and Kwon Ki Park) (Representative: R.J. Strotz, Attorney at Law), from the entire determination of the Central Area Planning Commission (CAPC) to grant the appeal in parts and THEREBY SUSTAIN the Director of Planning's Determination to approve the Certificate of Compatibility in adopting the MND (ENV-2005-8131-MND-REC1) for the property located at 849-859 South Lucerne Boulevard within the Wilshire Community Plan area, subject to modified Conditions of Approval.

Applicant: Ik Kyoon Ahn  
Representative: Peter Wilson

Case No. DIR-2013-3495-CCMP-1A

Fiscal Impact Statement: The CLAAPC report that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on December 8, 2015, the PLUM Committee considered an appeal filed for the property located at 849-859 South Lucerne Boulevard within the Wilshire Community Plan area. The Department of City Planning provided background information on the matter. The appellant provided comments and presented photographs of the property and surrounding areas. Additional comments and support were presented by the applicant. A representative from Council District Four spoke in support of the project and to deny the appeal. After an opportunity for public comment, the Committee recommended to deny the appeal. 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
HARRIS-DAWSON	YES
CEDILLO	ABSENT
ENGLANDER	ABSENT
FUENTES	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**