

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal for property located at 11038, 11070 and 11100 West Peoria Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

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. 15-0703 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-2014-3259- MND].
2. ADOPT the FINDINGS of the Planning and Land Use Management (PLUM) Committee, approved on July 28, 2015, including the Environmental Findings, as the Findings of Council.
3. RESOLVE TO DENY APPEALS filed by: Keith O. Munyan, on behalf of: himself, Linda Ceremano, JD Barrale, Victoria Geer, Don and Pam Nesmith, Christine Eich, David and Kim Arnold, Pam Austin, Janine Austin, Edward and Heather Beckmann, Lani Rey, Frederick and Bernice Culbertson, William E. Eick, Tina Eick, Brad Smith, Jason Vabeek, Lisa Chiarelli, Keith Winkle, Kati Perigoy, Renee Bacchetta, and Augustus Bacchetta, from the entire determination of the Los Angeles City Planning Commission (LACPC), and thereby SUSTAINED the LACPC actions in approving a Land Use Determination, Zone Variance, Zoning Administrator's Adjustment, and a Site Plan Review for the proposed construction of a film and television production studio facility having total of 222,185 square feet of floor area, consisting of a Studio Production Building, a Warehouse Building, and an accessory gatehouse, located at 11038, 11070, 11100 West Peoria Street, subject to modified Conditions of Approval as approved by the PLUM Committee.

Applicant: Alton Butler, Line 204 LLC

Representative: Brad Rosenheim and Associates, Inc.

Fiscal Impact Statement: The Department of City Planning reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: Yes

For: Foothill Trails District Neighborhood Council

TIME LIMIT FILE - AUGUST 17, 2015

(LAST DAY FOR COUNCIL ACTION – AUGUST 14, 2015)

Summary:

At the public hearing held on July 28, 2015 the PLUM Committee considered appeals relative to a project located at 11038, 11070 and 11100 West Peoria Street (as stated above). During the discussion of this matter, the Department of City Planning staff provided an overview of the project and addressed related questions. Comments were also provided by Council District Six staff, the Appellants, Applicant, and the Applicant's Representative. After an opportunity for public comment, the PLUM Committee instructed the Department of City Planning staff to make various modifications to the Conditions and recommended that

Council deny the appeals, subject to modified Conditions of Approval.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

A handwritten signature in black ink, consisting of several overlapping loops and a long, sweeping tail that extends to the right.

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	ABSENT
ENGLANDER	ABSENT
FUENTES	YES

SD
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-NOT OFFICIAL UNTIL COUNCIL ACTS-