

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION, relative to a Zone Change for the property located at 5101-5123 East Echo 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. 16-0197 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-2015-952-MND] filed on June 29, 2015.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council and ADOPT the Mitigation Monitoring and Reporting Program.
3. ADOPT the FINDINGS of the East Los Angeles Area Planning Commission (ELAAPC) as the Findings of the Council.
4. PRESENT and ADOPT the accompanying ORDINANCE dated December 9, 2015, approved by the ELAAPC, effecting a Zone Change from [Q]C4-2D-HPOZ to (T)(Q)C4-2D-HPOZ, for the proposed development of a small lot subdivision, consisting of 24 single family home lots, each comprising of a three-story townhome style building, totaling six structures, each structure containing four townhomes with the ground floor of each unit providing a two-car parking garage making the townhomes approximately 39.25 feet to the top of the roof for the property at 5101-5123 East Echo Street, subject to Conditions of Approval.
5. ADVISE the applicant of Q Qualified classification time limit as described in the Committee report.
6. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Applicant: Williams Homes/Carl Steinberg

Representative: Henry Nunez

Case No.: APCE-2015-951-ZC-DI-SPP-CCMP

Fiscal Impact Statement: The ELAAPC reports there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - MAY 13, 2016**

**(LAST DAY FOR COUNCIL ACTION - MAY 13, 2016)**

Summary:

At a regular meeting held on May 3, 2016, the PLUM Committee considered a Zone Change request at 5101-5123 East Echo Street. After an opportunity for public comment, the Committee approved, on consent, the Zone Change for the project. This matter is now submitted to Council for its consideration.

As indicated in Recommendation No. 5 and pursuant to Section 12.32-J of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

“ . . . whenever property remains in a Q Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.”

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER	VOTE
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	ABSENT
FUENTES	YES

SD/ea  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**