

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA) and Vesting Zone Change and Height District Change for the property located at 3990, 4000, 4006-4010 East Chevy Chase Drive.

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

1. FIND, pursuant to California Environmental Quality Act Guidelines Section 15074(b), after consideration of the whole of the administrative record, including MND No. ENV-2016-4256-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; that the MND reflects the independent judgment and analysis of the City; that the mitigation measures have been made enforceable conditions on the project; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the LACPC, APPROVING the General Plan Amendment to the Northeast Community Plan from Minimum Residential land uses and Low Residential land uses to Commercial Manufacturing land use.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated April 12, 2018, effectuating a Vesting Zone Change and Height District Change from R1-1-RIO, OS-1XL-RIO, A1-1-RIO and A2-1-RIO to [T][Q]CM-1-RIO for rehabilitation and renovation of the Albert Van Luit Complex (Historic Cultural Monument No. 1116), and the construction of a new 13,600 square foot two-story building, for the property located at 3990, 4000, 4006-4010 East Chevy Chase Drive, subject to Conditions of Approval as modified by the PLUM Committee on August 7, 2018.
5. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...the Council may decide to impose a permanent Q Qualified classification... identified on the Zoning Map by the symbol Q in brackets... There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the T Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.
6. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
7. ADVISE the applicant that, pursuant to 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.

8. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Linda Duttonhaver, 4000 Chevy Chase, LLC

Representative: Eric Lieberman, QES, Inc.

Case No. CPC-2017-839-GPA-VZC-HD

Environmental No. ENV-2016-4256-MND

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - AUGUST 13, 2018

(LAST DAY FOR COUNCIL ACTION - AUGUST 10, 2018)

Summary:

At a regular meeting held on August 7, 2018, the PLUM Committee considered a GPA and Vesting Zone Change and Height District Change for the property located at 3990, 4000, 4006-4010 East Chevy Chase Drive. Staff from the Department of City Planning and Bureau of Engineering provided background information on the project. A representative for Council District 13 provided comments recommending modifying the conditions of the project. After an opportunity for public comment, the Committee recommended to approve the GPA and Vesting Zone Change and Height District Change for the project with modifications to the Conditions of Approval. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	ABSENT
BLUMENFIELD	YES
PRICE	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-