

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the property located at 3990, 4000, 4006-4010 East Chevy Chase Drive.

Recommendations for Council action:

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. RESOLVE TO DENY THE APPEALS filed by Atwater Village Always (Representative: Douglas P. Carstens, Chatten-Brown and Carstens LLP) and Kory R. Smith, and THEREBY SUSTAIN the determination of the LACPC in approving Vesting Tentative Tract No. VTT-74377-1A for the 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.

Applicant: Linda Duttonhaver, 4000 Chevy Chase, LLC

Representative: Eric Lieberman, QES, Inc.

Case No. VTT-74731-1A

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 14, 2018

(LAST DAY FOR COUNCIL ACTION - AUGUST 14, 2018)

Summary:

At a regular meeting held on August 7, 2018, the PLUM Committee considered an appeal 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 and additional comments in response to the appeals. The Appellant, and representatives for the Appellant and Applicant, provided comments in support of and opposing the appeals. A representative for Council District 13 provided comments recommending denying the appeals and modifying conditions of the project. After an opportunity for public comment, the Committee recommended to deny the appeals and sustain the determination of the LACPC. 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-