

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located at 11818-11828 Runnymede 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 (CEQA); 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. 16-0615 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and, ADOPT the Mitigated Negative Declaration [ENV-2015-2386- MND] filed on January 26, 2016.
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 Director of Planning and the PLUM Committee approving revision to Condition No. 32, attached to Council file No. 16-0615, as the Findings of Council.
4. PRESENT and ADOPT the accompanying ORDINANCE dated April 21, 2016, effecting a Zone Change from R1-1 to (T)(Q)rd1.5-1, for the demolition of an existing single-family dwelling and the construction and maintenance of up to a 26-unit apartment building on a 29,732 square-foot lot formed site with two separate lots, allowing a base of 19 units, an additional seven units, pursuant to Density Bonus provision under the Los Angeles Municipal Code Section 12.22-A.25 allowing 35 percent increase in density over the base number of units permitted by right, with the apartment building being three-stories and up to a maximum height of 40 feet, for the properties located at 11818-11828 Runnymede Street, subject to modified 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.
7. 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: Uzi Levi, 11828 Runnymede LLC

Representative: Armin Gharai, GA Engineering

Case No. APCNV-2015-2385-ZC

CEQA No. ENV-2015-2386-MND

Fiscal Impact Statement: The North Valley Area Planning Commission reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - AUGUST 26, 2016

(LAST DAY FOR COUNCIL ACTION - AUGUST 26, 2016)

Summary:

At a regular meeting held on August 16, 2016, the PLUM Committee considered a Zone Change for the properties located at 11818-11828 Runnymede Street. Staff from DCP provided background information to the Committee and explained that on April 21, 2016 the NVAPC failed to meet due to a lack of quorum and the Applicant did not grant the necessary extension of time and also explained that Condition No. 32 was prepared using old language and that revised Conditions were submitted to reflect the correct, updated language. The Applicant provided additional information to the Committee. After an opportunity for public comment, the Committee recommended to approve the Zone Change. This matter is now submitted to the Council for its consideration.

As indicated in Recommendation No. 5 and pursuant to Section 12.32-G.2(f) 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

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

SD
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-NOT OFFICIAL UNTIL COUNCIL ACTS-