

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the property located at 3960-3966 South Grand View Boulevard.

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. 16-0616 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-2014-492-MND] filed on November 3, 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 Los Angeles City Planning Commission (LACPC) as the Findings of Council.
4. PRESENT and ADOPT the accompanying ORDINANCE dated August, 17, 2016, to effect a Vesting Zone Change from the existing M1-1 (Limited Industrial Zone) to [T][Q]R4-1 (Multiple Dwelling Zone), for the construction of a five-story, 51 unit Independent Living Senior Citizen Housing Development totaling 43,731 square feet, approximately 60 feet in height and will include one rooftop penthouse unit, two subterranean levels of parking and one level of ground floor parking to provide up to 67 vehicle parking spaces and 57 bicycle parking spaces, and providing a minimum of 8,214 square feet of open space, with the project site consisting of one vacant parcel that comprises approximately 17,000 square feet and has split zoning on M-1 and [T][Q]R4-1 with a General Plan Designation of High Medium Residential, for the properties located at 3960-3966 South Grand View Boulevard, subject to modified Conditions of Approval, as amended by the PLUM Committee and attached to Council file No. 16-0616.
5. NOT PRESENT and ORDER FILED the ORDINANCE dated April 14, 2016.
6. ADVISE the applicant of Q Qualified classification time limit as described in the Committee report.
7. 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.
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: Richard Lebby, RJL Construction and Development

Representative: Lee Ambers, California Property Consultants

Case No. CPC-2014-491-VZC

CEQA No. ENV-2014-492-MND

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - AUGUST 29, 2016

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

Summary:

At a regular meeting held on August 16 , 2016, the PLUM Committee considered a Vesting Zone Change for property at 3960-3966 South Grand View Boulevard. Staff from the DCP provided background information to the Committee. The Applicant provided additional information regarding the project. Representative from Council District 11 submitted amendments to the Conditions of Approval. After an opportunity for public comment, the Committee recommended to approve the Vesting Zone Change with the changes from Council District Eleven. This matter is now submitted to the Council for it's consideration.

As indicated in Recommendation No. 6 and pursuant to Section 12.32-G 3 of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

". . . the Council may decide to impose a permanent Q Condition . . . identified on the zone change 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."

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

SD/ea
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-NOT OFFICIAL UNTIL COUNCIL ACTS-