

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MONITORING AND REPORTING PROGRAM, ADDENDUM TO THE MND and ERRATA, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change, and a Specific Plan Amendment for the properties located at 1029-1049 North Swarthmore Avenue, 1012-1032 North Swarthmore Avenue, 1023-1055 North Monument Street, and 15229-15281 West Sunset Boulevard.

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

1. FIND that the Addendum to Adopted Mitigated Negative Declaration [ENV-2015-2715-MND] satisfies the requirements of the California Environmental Quality Act (CEQA) and the minor project changes set forth in the Addendum do not introduce new significant environmental effects, or show that mitigation measures or alternatives previously found not to be feasible would in fact be feasible.
2. FIND that the proposed project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the CEQA; the Adopted Mitigated Negative Declaration [ENV-2015-2715-MND] and Addendum reflect the independent judgment of the City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file No. 16-0627 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.
3. ADOPT the FINDINGS pursuant to and in accordance with Section 15162 and 15164 of the California State Public Resources Code as the Findings of the Council.
4. 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.
5. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), as amended by the PLUM Committee, as the Findings of the Council.
6. REQUEST the City Attorney to prepare and present an Ordinance relative to the Specific Plan Amendment to amend various sections of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan as described in the LACPC report attached to Council file No. 16-0627, and with the modifications from Council District 11.
7. PRESENT and ADOPT the NEW ORDINANCE dated June 7, 2016, to effect a Vesting Zone Change from C2-1VL and R3P-1VL to [T][Q]C2-1VL for the entirety of Commercial Village Subarea A, comprised of Assessor Parcel Nos: 4423016022, 4423016021, 4423016020, 4423016019, 4423016023, 4423016024, 4423016025, 4423016005, 4423016006, 4423016007 and 4423016008, to permit the construction and maintenance of a mixed-use project composed of eight new buildings on 11 lots totaling approximately 3.11 acres, with one- and two-story buildings with a floor area ratio of 0.9:1 and a maximum building height, with architectural roof features, at 34 feet; proposing a mix of uses that total

approximately 116,215 square feet of floor area including retail, restaurants, offices, eight residential units, a specialty grocery store, walk-in bank, a movie theater, a community room, and open space in the form of a public park, paseos, plazas and private balconies totaling approximately 18,000 square feet, including 470 off-street vehicle parking spaces in two levels of subterranean parking with designated electric vehicle charging spaces including 98 bicycle parking spaces and on-site Bike Share program, increasing the amount of on-street parking along Swarthmore Avenue to 29 diagonal spaces, for the properties located at 1029-1049 North Swarthmore Avenue, 1012-1032 North Swarthmore Avenue, 1023-1055 North Monument Street, and 15229-15281 West Sunset Boulevard, subject to modified Conditions of Approval.

8. ADVISE the applicant of Q Qualified classification time limit as described in the Committee report.
9. 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.
10. 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.
11. NOT PRESENT and ORDER FILED the Ordinance dated April 28, 2016.

Applicant: Michael Gazzano, Palisades Village Co., LLC

Representative: Matt Dzurec, Armbruster Goldsmith and Delvac, LLP

Case No. CPC-2015-2714-VZC-SP-SPP-DRB

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 30, 2016

(LAST DAY FOR COUNCIL ACTION - AUGUST 30, 2016)

Summary:

At a regular meeting held on June 7, 2016, the PLUM Committee considered a Vesting Zone Change and Specific Plan Amendment for the properties located at 1029-1049 North Swarthmore Avenue, 1012-1032 North Swarthmore Avenue, 1023-1055 North Monument Street, and 15229-15281 West Sunset Boulevard. Councilmember Bonin provided support and background information about the project to the Committee. Staff from the Department of City Planning provided additional information to the Committee. Representative from Council District 11 provided some amendments to the Conditions of Approval. The Applicant provided additional amendments to the Q Conditions of the Vesting Zone Change. After an opportunity for public

comment, the Committee recommended to approve the project, with the suggested changes made by Council District 11 and the Applicant. This matter is now submitted to the Council for its consideration.

As indicated in Recommendation No. 8 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	YES
ENGLANDER	ABSENT
FUENTES	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-