

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 property located at 3450-3456 and 3460 North Glendale 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. 16-0661 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; and, ADOPT the Mitigated Negative Declaration [ENV-2015-3242-MND] filed on March 12, 2010.
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 East Los Angeles Area Planning Commission (ELAAPC) as the Findings of Council.
4. PRESENT and ADOPT the accompanying ORDINANCE dated March 23, 2016, effecting a Zone Change from MR1-1-RIO to (T)(Q)CM-1-RIO, for the construction, use and maintenance of a new live-work development containing 11 live-work small lot units each with two-covered parking spaces and rooftop decks for private open space, with three guest parking spaces provided on the site, in the Northeast Los Angeles Community Plan area, for the properties located at 3450-3456 and 3460 North Glendale Boulevard, subject to 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: Atwater Union, LLC

Representative: Veronica Becerra, Rebuild Commercial Services, LLC

Case No. APCE-2015-3241-ZC-ZAA

CEQA No. ENV-2015-3242-MND

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - SEPTEMBER 1, 2016

(LAST DAY FOR COUNCIL ACTION - AUGUST 31, 2016)

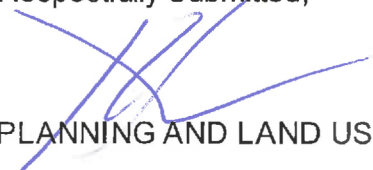
Summary:

At a regular meeting held on August 16 , 2016, the PLUM Committee considered a Zone Change for property at 3450-3456 and 3460 North Glendale Boulevard. After an opportunity for public comment, the Committee recommended to approve the Zone Change. This matter is now submitted to the Council for it's 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
FUENTES	YES

SD/ea
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-NOT OFFICIAL UNTIL COUNCIL ACTS-