

MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCES FIRST CONSIDERATION relative to a Zone Change and Building Line Removal for the property located at 18535 West Burbank Boulevard.

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

1. FIND, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration Case No. ENV- 2016-1052-MND, and all the comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; and the associated Mitigation Monitoring Program.
2. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated February 17, 2017, effecting a Zone Change from R1-1 to (T)(Q) R3-1, for the new construction of a four-story, nine-unit, multi-family apartment structure at a height of 43-feet, with 20 parking spaces, on an approximate 10,729 square-foot lot with the removal of the existing surface parking lot, for the property located at 18535 West Burbank Boulevard, subject to Conditions of Approval as modified by the PLUM Committee.
4. PRESENT and ADOPT the accompanying ORDINANCE dated September 22, 2016, for a 19-foot building line on the north side of Burbank Boulevard established under Ordinance No. 98921, for the property located at 18535 West Burbank Boulevard.
5. NOT PRESENT and ORDER FILED the Zone Change Ordinance dated September 22, 2016.
6. ADVISE the applicant of Q Qualified classification time limit as described and pursuant to Section 12.32-G.2(f) of the Los Angeles Municipal code:

. . . 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.

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 F. Moss, 18535 Burbank, LLC

Representative: Jody Wood, JW Expedite

Case No. APCSV-2016-1051-ZC-ZAA-BL

Fiscal Impact Statement: The South 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 - MARCH 15, 2017

(LAST DAY FOR COUNCIL ACTION - MARCH 8, 2017)

Summary:

At a regular meeting held on February 14, 2017, the PLUM Committee considered a Zone Change and Building Line Removal for the property at 18535 West Burbank Boulevard. Staff from the Department of City Planning provided the Committee with background information and presented modifications, as requested by the applicant. A representative of Council District Three commented on the project and was in agreement with the proposed modifications. After an opportunity for public comment, the Committee recommended to approve the project with the proposed modifications. 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
CEDILLO	ABSENT
ENGLANDER	YES
PRICE	YES