

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), ERRATA, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Density Bonus Compliance Review and Site Plan Review for the property located at 12440-12492 Venice Boulevard.

Recommendations for Council action:

- 1. FIND** pursuant to California Environmental Quality Act Guidelines Section 15074 (b), after consideration of the whole of the administrative record, including the MND No. ENV-2016-2229-MND, Errata submitted on August 18, 2017, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; that the MND and Errata reflect the independent judgment and analysis of the City; and the mitigation measures have been made enforceable conditions on the project; and, **ADOPT** the MND, Errata, and the MMP prepared for the MND.
- 2. ADOPT** the **FINDINGS** pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code for the MMP as the Findings of Council; and, **ADOPT** the MMP.
- 3. ADOPT** the **FINDINGS** of the PLUM Committee as the Findings of the Council.
- 4. RESOLVE TO DENY THE APPEALS** filed by Robert W. Logue and Kathy Logue, Ilah Hardesty, and West Mar Vista Residents Association and South Mar Vista Neighborhood Association, and **THEREBY SUSTAIN** the determination of the Director of Planning in approving a Density Bonus Compliance Review, utilizing one On-Menu Density Bonus Affordable Housing Incentive for Floor Area Ratio, and a Site Plan Review for a project involving a six-story with a mezzanine level, mixed-use development totaling 62,652 square feet, with 77 residential units, 2,100 square feet of retail space, 8,075 square feet of open space, reserving at least 11 percent or seven dwelling units permitted on the site for Very Low Income household occupancy for a period of 55 years, and utilizing Assembly Bill 744, California Government Code Section 65915 (p)(2), to allow for the provision of reduced parking at 46 residential parking spaces, for the property located at 12440-12492 Venice Boulevard, subject to Conditions of Approval as adopted by the PLUM Committee on August 22, 2017 including conditions relative to floor-to-ceiling height, mezzanine features, and underground parking.

Applicant: Pamela Day, Crimson EHOF

Case No. DIR-2016-304-DB-SPR-1A

CEQA No. ENV-2016-2229-MND

Fiscal Impact Statement: None submitted by the Department of City Planning (DCP). Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - AUGUST 29, 2017

(LAST DAY FOR COUNCIL ACTION - AUGUST 29, 2017)

(On August 8, 2017, Council adopted a Motion [Bonin - Harris-Dawson], pursuant to Charter Section 245, asserting jurisdiction over the July 13, 2017 action of the Los Angeles City Planning Commission.)

Summary:

At a regular meeting held on August 22, 2017, the PLUM Committee considered a Density Bonus Compliance Review and Site Plan Review for the property located at 12440-12492 Venice Boulevard. Staff from the DCP provided background information on the project. An Appellant, the Representative for the Applicant, and the Applicant provided comments in support of and opposing the appeals. A representative from Council District 11 discussed proposed modifications to the conditions of approval for the project. Staff from the DCP provided additional comments on the Errata and Findings for the proposed modifications. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the determination of the Director of Planning relative to the Density Bonus Compliance Review and Site Plan Review, and adopt modified findings and modified conditions of approval for the project. 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
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-