

MITIGATED NEGATIVE DECLARATION (MND), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the property located at 8811-8845 North Sepulveda Boulevard, 15430 West Rayen Street, and 8832-8840 North Langdon Avenue.

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

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in MND No. ENV-2016-2752-MND adopted on April 14, 2017 under Case No. VTT-74705, and pursuant to California Environment Quality Act (CEQA) Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, negative declaration, nor addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated April 27, 2017, effecting a Vesting Zone Change from RA-1 to (T)(Q)R3-1 for the demolition of existing structures and the construction of a new maximum 364-unit apartment building, with 11 percent set aside for affordable housing for Very Low Income households, with height from two- to three- stories of dwelling units above one-level of on-grade parking near Langdon Avenue to four- and five-stories of dwelling units above two-levels of on-grade parking near Sepulveda Boulevard, providing a total of 557 automobile parking spaces, 368 long term bicycle parking spaces, and 37 short term bicycle parking spaces, for the properties located at 8811-8845 North Sepulveda Boulevard, 15430 West Rayen Street, and 8832-8840 North Langdon Avenue, subject to Conditions of Approval.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:  
  
*. . . 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.*
5. ADVISE the applicant that, pursuant to 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.

6. 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: Art Simonian, Sepulveda Apartments, LLC

Representative: Benjamin Fiss, Pacific Zoning, LLC

Case No. CPC-2016-2751-VZC-DB-SPR

CEQA No. ENV-2016-2752-MND

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.

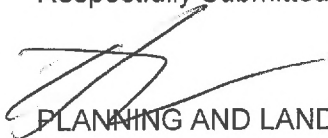
**TIME LIMIT FILE - SEPTEMBER 11, 2017**

**(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 8, 2017)**

Summary:

At a meeting held on August 8, 2017, the PLUM Committee considered a draft Ordinance for a Vesting Zone Change for the property located at 8811-8845 North Sepulveda Boulevard, 15430 West Rayen Street, and 8832-8840 North Langdon Avenue. A Representative for the Applicant provided comments on the project and requested proposed modifications to the affordability requirements. A Representative from Council District Six commented in support of the requested modifications. After an opportunity for public comment, the Committee recommended to approve the Vesting Zone Change Ordinance for 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
ENGLANDER	YES
BLUMENFIELD	ABSENT
PRICE	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**