

MITIGATED NEGATIVE DECLARATION (MND) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the property located at 11460-11488 West Gateway Boulevard, 2426 South Colby Avenue, and 2425 South Butler Avenue.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21155.1; FIND the project is a transit priority project pursuant to PRC Section 21155; and, FIND the project is a sustainable communities project that meets all of the requirements of subdivisions (a) and (b) and one of the requirements of subdivision (c) of Section 21155.1.
2. 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-2015-4087-MND, adopted on July 6, 2017; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, negative declaration, nor addendum is required for approval of the project.
3. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
4. RESOLVE TO DENY THE APPEAL filed by Henrietta Conrad and Golden State Environmental Justice Alliance (Representative: Craig M. Collins, Blum Collins, LLP), and THEREBY SUSTAIN the decision of the Los Angeles City Planning Commission (LACPC) in approving MND No. ENV-2015-4087-MND, sustaining the determination of the Deputy Advisory Agency's approval of a one-lot subdivision, including the merger and vacation of a public alley right-of-way to create 129 residential condominiums, and Vesting Tentative Tract No. VTT-73891-1A for the demolition of the existing commercial structures and surface parking lots, and the construction, use and maintenance of a new, five-story 129-unit multi-family building, including 15 dwelling units set aside for Very Low Income Households, over a two-level subterranean garage providing 154 automobile parking spaces and 146 bicycle parking spaces, for the property located at 11460-11488 West Gateway Boulevard, 2426 South Colby Avenue, and 2425 South Butler Avenue, subject to modified Conditions of Approval.

Applicant: Randy Kirshner, 11460 Gateway, LLC

Representative: Dana Sayles, three6ixty

Case No. VTT-73891-1A

CEQA No. ENV-2015-4087-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 - DECEMBER 6, 2017

(LAST DAY FOR COUNCIL ACTION - DECEMBER 6, 2017)

Summary:

At a regular meeting held on November 28, 2017, the PLUM Committee considered an appeal for the property located at 11460-11488 West Gateway Boulevard, 2426 South Colby Avenue, and 2425 South Butler Avenue. Staff from the Department of City Planning provided background information on the project. The Appellant Representative and Applicant Representative provided comments in support of and opposing the appeal. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the determination of the LACPC, including approval of a determination, based on the whole of the administrative record, that the project is exempt from the CEQA, pursuant to Public Resources Code Sections 21155 and 21155.1 as a Sustainable Communities Project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>YOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-