

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Zone Change and Height District Change for the property located at 20504 and 20524 Lassen Street, and 9733-9857 Mason Avenue.

Recommendations for Council action:

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-2016-5002-MND, adopted on May 19, 2017, 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. INSTRUCT the Department of City Planning to prepare and present an Ordinance effectuating a Vesting Zone Change and Height District Change from: C2-1L/P-1L to (T)(Q) C2-1L; [Q]MR1-1VL to (T)(Q)CM-1LD/(T)(Q)M1-1D; and, MR1-1/C2-1L/P-1 to (T)(Q)CM-1L/(T)(Q)M1-1, for the property located at 20504 and 20524 Lassen Street, and 9733-9857 Mason Avenue, subject to Conditions of Approval as approved by the PLUM Committee on November 21, 2017, to include:

Applicant shall remit funds to be deposited into the North West Valley Project Mitigation Fund No. 56P-14 in the amounts specified, within 30-days of the respective benchmarks, as follows:

- a. *\$25,000 upon issuance of building permits for Building One, Building Six, and Building Seven, as identified on the Approved Site Plan.*
 - b. *\$25,000 upon issuance of Certificates of Occupancy for Building One, Building Six, and Building Seven, as identified on the Approved Site Plan.*
 - c. *\$25,000 upon issuance of Certificates of Occupancy for Building Four as identified on the Approved Site Plan.*
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q 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.
7. NOT PRESENT and ORDER FILED the Ordinance dated July 27, 2017.

Applicant: Hamo Rostamian, HRI Development

Representative: Brad Rosenheim, Gary Warner, Rosenheim and Associates, Inc.

Case No. CPC-2016-5001-VZC-HD-CU-CUB-SPR

CEQA No. ENV-2016-5002-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 11, 2017

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

Summary:

At a regular meeting held on November 21, 2017, the PLUM Committee considered a draft Ordinance for a Vesting Zone Change and Height District Change for the property located at 20504 and 20524 Lassen Street, and 9733-9857 Mason Avenue. After an opportunity for public comment, the Committee recommended to approve the Vesting Zone Change and Height District Change Ordinance for the project with modified Conditions of Approval. 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	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-