

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 5137-5149 1/2 North Colfax Avenue.

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

1. FIND, pursuant to California Environmental Quality Act Guidelines, Section 15074(b), after consideration of the whole of the administrative record, including MND No. ENV-2016-121-MND, 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 reflects the independent judgment and analysis of the City; that the mitigation measures have been made enforceable conditions on the project; and, ADOPT the MND, and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated October 26, 2017, effectuating a Zone Change from [Q]C2-1VL (Commercial Zone) to (T)(Q)RAS3-1VL (Residential/Accessory Services Zone), subject to the (Q) and (T) Conditions of Approval, for the demolition of an existing office building, restaurant, four residential dwelling units, and an offsite sign (billboard), and the construction, use, and maintenance of 12 single-family dwellings, three stories in height, with 28 parking spaces (including four guest spaces), in a Small Lot Subdivision, for the property located at 5137-5149 1/2 North Colfax Avenue, subject to Conditions of Approval.
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.

Applicant: Peterberg Companies

Representative: Adam Goldberg

Case No. APCSV-2016-120-ZC-SPPA-SPP

Environmental No. ENV-2016-121-MND

Fiscal Impact Statement: The SVAPC 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, 2018

(LAST DAY FOR COUNCIL ACTION - MARCH 9, 2018)

Summary:

At a regular meeting held on January 30, 2018, the PLUM Committee considered a draft Ordinance for a Zone Change for the property located at 5137-5149 1/2 North Colfax Avenue. After an opportunity for public comment, the Committee recommended to approve on consent the Zone Change Ordinance 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	ABSENT
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-