

STATUTORY EXEMPTION, MITIGATED NEGATIVE DECLARATION (MND), ERRATAS, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to various land use entitlement appeals for the properties located at 1860 and 1868 North Western Avenue and 5440, 5446, and 5448 West Franklin Avenue.

Recommendations for Council action:

1. DETERMINE that based on the whole of the administrative record, the Project is exempt from 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, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND, No. ENV-2016-1955-MND, Errata 1 dated March 23, 2017, Errata 2 dated January 16, 2018, 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; FIND the MND reflects the independent judgment and analysis of the City; FIND the Mitigation Measures have been made enforceable conditions on the project; and, ADOPT the MND and the MMP, including the technical modifications in the Department of City Planning (DCP) letter dated April 13, 2018, prepared for the MND.
3. ADOPT the FINDINGS of the PLUM Committee, as the Findings of Council.
4. RESOLVE TO DENY THE APPEALS filed by Michael Gullickson and Josiah Kosier (Representative: Tim McGinity, Esq. and Andrea Schoor, Esq., Allen Matkins Leck Gamble Mallory and Natsis LLP); Mica Campbell on behalf of the Los Feliz Improvement Association; and Alex Kondracke and George Abrahams (Representative: David Bell, Law Offices of David Bell), and THEREBY SUSTAIN the decision of the Los Angeles City Planning Commission (LACPC) in adopting the MND and approving the following:
 - a. Conditional Use to increase the density greater than the maximum permitted in the Los Angeles Municipal Code Section 12.22 A.25 to 57.5 percent over the entire Project Site in order to permit 87 dwelling units, in lieu of 55 dwelling units.
 - b. Density bonus setting aside 11 units, or 20 percent of the dwelling units as Restricted Affordable Units with the following two On-Menu incentives:
 - i. 3:1 Floor Area Ratio (FAR) over the entire Project Site, in lieu of the permitted 1:1 FAR in the C4-1D zoned portion of Subarea A and the 2:1 FAR for a Mixed-Use Project in Subarea B.
 - ii. Averaging FAR, density, parking, open space and permitting vehicular access within the C4-1D and R3-1 Zones and Subareas A and B.

- c. Project Compliance Review with the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.
- d. Site Plan Review for a project, which creates, or results in an increase of 50 or more dwelling units.
- e. Master Conditional Use for the sale and/or dispensing of a full-line of alcoholic beverage for on-site and off-site consumption for a maximum of three commercial establishments within 6,000 square feet of commercial floor area.

For the demolition of a gas station, a one-story single-family residence and a one-story duplex; and the construction of a 97,334 square-foot, five-story mixed-use project that includes 87 residential units and approximately 6,000 square feet of ground floor commercial, measuring 60 feet in height, with 87 units, 20 percent or 11 units being set aside as Restricted Affordable Units for Very Low Income households, providing a total of 112 parking spaces located on the ground level and in one subterranean parking level, located in the C4-1D and R3-1 Zones within Subareas A (Neighborhood Conservation) and B (Mixed Use Boulevards) of the Vermont/Western SNAP Transit Oriented District Specific Plan, for the properties located at 1860 and 1868 North Western Avenue and 5440, 5446 and 5448 West Franklin Avenue, subject to Conditions of Approval, as amended by the PLUM Committee, attached to the Council file.

Applicant: Damon Porter, Western and Franklin, LLC

Representative: Craig Lawson, Craig Lawson and Co., LLC; and Aaron Green, Afriat Consulting

Case No. CPC-2016-1954-CU-MCUP-DB-SPP-SPR

Related Case No. VTT-74169-1A

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 - JUNE 4, 2018

(LAST DAY FOR COUNCIL ACTION - JUNE 1, 2018)

Summary:

At a regular meeting held on April 17, 2018, the PLUM Committee considered appeals for the properties at 1860 and 1868 North Western Avenue and 5440, 5446 and 5448 West Franklin Avenue. Staff from the DCP provided the Committee an overview of the project and presented technical modifications to the MMP. All of the appellants commented on their appeals, with one appellant withdrawing their appeal. The applicant presented a modification to one of the Conditions of Approval regarding electric vehicle parking. A representative of Council District 13 commented to the Committee in favor of the project. After an opportunity for public comment,

the Committee recommended to deny the appeals, approve the technical modifications to the MMP, and sustain the decision of the LACPC with the modification presented by the applicant. 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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-