STATUTORY EXEMPTION, MITIGATED NEGATIVE DECLARATION (MND), ERRATAS, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Vesting Tentative Tract Map 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 Franklin and Western Neighborhood Association (Representative: Robert L. Glushon, Esq., Luna and Glushon); Mica Cambbell, Los Feliz Improvement Association; Alexandra Kondracke and George Abrahams, Concerned Citizens of Los Feliz; Susan Hunter, Los Angeles Tenants Union - Hollywood Local Case Worker; Michael Gullickson and Josiah Kosier, Studio Awesome (Representative: Tim McGinity, Esq., and Andrea Schoor, Esq., Allen Matkins Leek Gamble Mallory and Natsis LLP); and, Montague Guild and George Tobermark (Representative: Bronwyn von Abele, Montague Guild Company), and THEREBY SUSTAIN the decision of the Los Angeles City Planning Commission (LACPC) in sustaining the Deputy Advisory Agency's determination to approve the Vesting Tentative Tract No. VTT-74169 for the proposed demolition of a gas station, a one-story single-family residence and a one-story duplex, and 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 20 percent or 11 units being set aside as Restricted Affordable Units for Very Low Income households, including 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 Station Neighborhood Area Plan Transit Oriented District Specific Plan, for the properties located at 1860 and 1868 North Western Avenue and 5440, 5446, and 5448 West Franklin Avenue.
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

Case No. VTT-74169-1A

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

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 - APRIL 25, 2018

(LAST DAY FOR COUNCIL ACTION - APRIL 25, 2018)

Summary:
At a regular meeting held on April 17, 2018, the PLUM Committee considered Vesting Tentative
Tract Map appeals for 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 its 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

MEMBER: VOTE:
HUIZAR YES
HARRIS-DAWSON YES
ENGLANDER YES
BLUMENFIELD YES
PRICE YES

SD