

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the property located at 138, 140, 142 East Culver Boulevard and 6911, 6913, 6915, 6917 Vista Del Mar.

SUBMITS WITHOUT RECOMMENDATION, the following:

MND, Mitigation Measures, MMP, and related California Environmental Quality Act findings, report from the Los Angeles City Planning Commission (LACPC), and appeals filed by Kathryn M. Schwertfeger and Yelena Zeltser, UNITE HERE Local 11 from the determination of the LACPC in sustaining the action of the Deputy Advisory Agency in approving Tentative Tract Map No. 70786-REV (Revised Map date-stamped April 17, 2017) for the purpose of Reversion to Acreage for the merger of portions of the right-of-way of 10 feet along Culver Boulevard and variable width along Trolley Place, and the Vacation of Vista Del Mar (a 20-foot wide alley) resulting in one lot with a total net area of 41,223 square feet, whereby the project includes the construction of a four-story, 79,493 square-foot mixed-use development comprised of 7,507 square feet of ground floor commercial use (6,007 square feet of retail use and 1,500 square feet of restaurant use), 72 dwelling units, and 123 parking spaces within ground floor and one subterranean level and grading and excavation necessary for the project, for the property located at 138, 140, 142 East Culver Boulevard and 6911, 6913, 6915, 6917 Vista Del Mar, subject to modified Conditions of Approval.

Applicant: Edward Czucker, Legado Companies

Representative: Benjamin M. Reznik, Jeffer Mangels Butler and Mitchell LLP

Case No. TT-70786-REV-1A

Environmental No. ENV-2012-3536-MND-REC1

Fiscal Impact Statement: None submitted by the LACPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - OCTOBER 16, 2018

(LAST DAY FOR COUNCIL ACTION - OCTOBER 16, 2018)

(Findings and Council recommendations relative to the above appeal required)

Summary:

At a regular meeting held on August 14, 2018, the PLUM Committee considered an appeal for the property located at 138, 140, 142 East Culver Boulevard and 6911, 6913, 6915, 6917 Vista Del Mar. Staff from the Department of City Planning provided background information on the appeals. Councilmember Bonin provided comments in support of granting the appeals. The

Appellants, Representative for the Appellant, and Representative for the Applicant provided comments in support of and opposing the appeals. After an opportunity for public comment, the Committee recommended to submit the matter without recommendation. 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	ABSENT
ENGLANDER	YES
BLUMENFIELD	ABSENT
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-