

MITIGATED NEGATIVE DECLARATION (MND), ERRATUM and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA), Density Bonus On-Menu Incentives, Conditional Use, and Site Plan Review Appeal for the properties located at 3170 and 3188 West Olympic Boulevard; 1006, 1010, 1012, 1014 and 1020 South Serrano Avenue; and 1007, 1011, 1015, 1017, 1019 and 1021 South Hobart Boulevard.

Recommendations for Council action:

1. FIND, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in MND No. ENV-2016-3663-MND, and Erratum to the MND dated March 1, 2019 and adopted on March 14, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Supporters Alliance for Environmental Responsibility (Representative: Richard Drury, Lozeau Drury, LLP), and THEREBY SUSTAIN the determination of the LACPC in approving the MND and Erratum, and approving the following:
 - a) A 35 percent Density Bonus for a project reserving 46 units for Very Low Income Households, for a total of 175 dwelling units, in conjunction with vehicular parking provided pursuant to Assembly Bill 744, and the following two On-Menu Incentives: An On-Menu Incentive to use pre-dedication area of any land required to be dedicated for street or alley purposes as tot area for purposes of calculating the maximum density permitted by the underlying zone in which the project is located; and an On-Menu Incentive to average the floor area, density, parking, or open space, and permitted vehicular access from a less restrictive zone to a more restrictive zone;
 - b) A Conditional Use for a 60 percent increase in density beyond the maximum 35 percent permitted in Los Angeles Municipal Code (LAMC) Section 12.22 A.25, for a 95 percent density increase over the project site, for 77 dwelling units in addition to the 175 dwelling units, for a total of 252 dwelling units, in lieu of the otherwise permitted base density of 129 dwelling units; and pursuant to LAMC Section 12.24 F, the following: An increase in permitted Floor Area Ratio (FAR) from 1.5:1 to 6.09:1 in the C2-1 Zone and 3:1 in the R4-1 Zone; a 20 percent decrease in the required width of the front yard on Serrano Avenue in the R4-1 Zone, for a 12-foot front yard setback in lieu of the otherwise required 15 feet pre LAMC Section 12.11 C.1; a 20 percent decrease in the required width of the front yard on Hobart Boulevard in the R4-1 Zone, for a 12-foot front yard setback in lieu of the otherwise required 15 feet per LAMC Section 12.11 C.1; and a 20 percent decrease in the required width of the southerly side yard in the R4-1 Zone, for an 8-foot side yard setback in lieu of the otherwise required 10 feet per LAMC Section 12.11 C.2;
 - c) A Site Plan Review for a development project that creates an increase of 50 or more

dwelling units;

for the demolition of an existing one-story commercial retail building, related surface parking, and five residential buildings (a one-story single-family dwelling, a two-story single-family dwelling, and three multi-family rental units that are each one-story) for the construction of a new seven-story (85-foot) mixed-use structure above two levels of subterranean parking garage, that will provide 252 apartment units, of which 46 units are set aside for Very Low Income Households, and 32,100 square feet of commercial retail space, 261 vehicular parking spaces pursuant to AB 744, located at-grade and within two levels of subterranean parking garage, and including 100 long-term and 30 short-term bicycle parking spaces, a maximum FAR of 6.09:1, and the removal of 22 trees on-site and eight street trees (five street trees on Olympic Boulevard, one street tree on Hobart Boulevard, and two street trees on Serrano Avenue); for the properties located at 3170, 3188 Olympic Boulevard, 1006, 1010, 1012, 1014, 1020 South Serrano Avenue, and 1007, 1011, 1015, 1017, 1019, 1021 South Hobart Boulevard, subject to Modified Conditions of Approval and Amended Findings.

Applicant: Choi Bo Sung, Inc., CBS Property Group LLC

Representative: Stuart Ahn

Case No. CPC-2016-3662-CU-DB-SPR

Related Case No. VTT-74311-CN-1A

Environmental No. ENV-2016-3663-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 - JULY 2, 2019

(LAST DAY FOR COUNCIL ACTION - JULY 2, 2019)

Summary:

At a regular meeting held on June 25, 2019 (continued from 6/18/19), the PLUM Committee considered an appeal of CEQA, a Density Bonus and On-Menu Incentives, a Conditional Use, and a Site Plan Review for the properties located at 3170 and 3188 West Olympic Boulevard; 1006, 1010, 1012, 1014 and 1020 South Serrano Avenue; and 1007, 1011, 1015, 1017, 1019 and 1021 South Hobart Boulevard. Department of City Planning Staff provided an overview of the matter. Representatives for the Applicant and Appellant provided comments. After an opportunity for public comments, the Committee recommended to deny the appeal and sustain the decision of the LACPC. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	YES
BLUMENFIELD	YES
PRICE	ABSENT
CEDILLO	YES
SMITH	YES

RM

-NOT OFFICIAL UNTIL COUNCIL ACTS-