

MITIGATED NEGATIVE DECLARATION, MITIGATED MEASURES, MITIGATION MONITORING AND REPORTING PROGRAM, ENVIRONMENTAL IMPACT REPORT, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the properties located at 1810-1812 Venice Boulevard, 1605-1609 Berendo Street, and 1608-1618 Catalina Street.

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

1. FIND , pursuant to CEQA Guidelines Section 15075(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-3855-MND, 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 Mitigated Negative Declaration reflects the independent judgement and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program prepared for the Mitigated Negative Declaration
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated June 13, 2019 effectuating a Vesting Zone Change to change CM-1-CPIO to (T)(Q)CM-2 for the Demolition of an existing 16,964 square-foot building and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square-feet. The proposed building will have a Floor Area Ratio (FAR) of 4.27:1 and contain approximately 1,527 units, with the hours of operation will be from 7:00 a.m. to 8:00 p.m. daily and the proposed Project will provide 24 automobile parking spaces in lieu of 47, and 6 bicycle parking spaces in lieu of 30, for the properties located at 1810-1812 Venice Boulevard, 1605-1609 Berendo Street, and 1608-1618 Catalina Street, 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: John Murphy

Representative: Stacey Brenner, Brenner Consulting Group Inc

Case No. CPC-2017-3854-VZC-ZV-CU-ZAD-SPR

Environmental No. ENV-2017-3855-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 - OCTOBER 30, 2019

(LAST DAY FOR COUNCIL ACTION - OCTOBER 30, 2019)

Summary

At a regular meeting held on August 20, 2019, the Planning and Land Use Committee considered a Report from the Los Angeles City Planning Commission and Ordinance relative to a Vesting Zone Change for the properties located at 1810-1812 Venice Boulevard, 1605-1609 Berendo Street, and 1608-1618 Catalina Street. After a presentation by the Department of City Planning and providing an opportunity for public comment, the Committee approved the Report and Ordinance. This matter is now forwarded to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



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

AC

-NOT OFFICIAL UNTIL COUNCIL ACTS-