

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the property located at 8547-8549 1/2 North Sepulveda Boulevard.

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

1. FIND, pursuant to a California Environmental Quality Act Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND No. ENV-2019-3845- 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 MND reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions of the project; and, ADOPT the MND and the MMP prepared for MND.
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 December 19, 2019, effectuating a Vesting Zone Change from [Q]C2-1VL to (T)(Q)C2-1VL to remove permanent Q Conditions established by Ordinance No. 164750, for the construction, use, and maintenance of a four-story, 52 feet in height, 37,850 square foot, 54 unit multi-family residential apartment building on a 22,214 square foot lot with a 100 percent affordable (excluding the Manager's Unit) and will be composed of three units (six percent) for Extremely Low Income Households, 50 units (93 percent) for Low Income Households, and one Manager's Unit at Market Rate, with a minimum of two and a maximum of 20 automobile parking spaces and 49 bicycle parking spaces (44 long-term and 5 short-term) being provided at grade and involving the demolition of one approximately 6,400 square foot commercial building with ten non-protected trees proposed for removal, and 230 cubic yards of export are proposed for grading purposes, for the property located at 8547-8549 1/2 North Sepulveda Boulevard, 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: Stephanie Klasky-Gamer and Elizabeth Tooke, The Angel 2018 LP

Representative: Christopher Murray and Jessica Pakdaman, Rosenheim and Associates Inc.

Case No. CPC-2019-3844-VZCJ-SPR

Environmental No. ENV-2019-3845-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– APRIL 21, 2020

(LAST DAY FOR COUNCIL ACTION – APRIL 21, 2020)

Summary:

At a regular meeting held on February 11, 2020, the PLUM Committee considered a Vesting Zone Change for the property at 8547-8549 1/2 North Sepulveda Boulevard. Staff from the Department of City Planning provided an overview of the project. After an opportunity for public comment, the Committee recommended to approve on consent the Vesting Zone Change. This matter is now submitted to Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
BLUMENFIELD:	ABSENT
PRICE, JR.:	YES
CEDILLO:	ABSENT
LEE:	YES

-NOT OFFICIAL UNTIL COUNCIL ACTS-