

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a zone change at 147 North Larchmont Boulevard.

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

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 14-0317 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2013-1034-MND-REC1] filed on July 5, 2013.
2. ADOPT the FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the CLAAPC, effecting a zone change from [Q]C2-1D to [Q]C2-1D, to append the list of permitted uses, established by the "Q" Conditions, to allow a physical culture institution (stationary cycling studio) as a permitted use not to exceed 873 square feet of the property located at 147 North Larchmont Boulevard, subject to Conditions of Approval.
4. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
5. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.
6. ADVISE the applicant that, pursuant to California 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.
7. 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: Flywheel Sports, Inc.

Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

Case No. APCC-2013-1033-ZC

Fiscal Impact Statement: The CLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JUNE 12, 2014

(LAST DAY FOR COUNCIL ACTION - JUNE 11, 2014)

Summary:

At the public hearing held on April 8, 2014, the Planning and Land Use Management Committee considered a zone change request at 147 North Larchmont Boulevard. After an opportunity for public comment, the Committee recommended that Council approve the report and recommendations of the CLAAPC relative to Mitigated Negative Declaration and Ordinance effecting a zone change from [Q]C2-1D to [Q]C2-1D, to append the list of permitted uses, established by the "Q" Conditions, to allow a physical culture institution (stationary cycling studio) as a permitted use not to exceed 873 square feet of the property located at 147 North Larchmont Boulevard, subject to Conditions of Approval. This matter is now forwarded to the Council for its consideration.

As indicated in Recommendation No. 5 and pursuant to Section 12.32-G 3 of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

". . . the Council may decide to impose a permanent "Q" Condition . . . identified on the zone change map by the symbol Q in brackets . . . There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed."

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	ABSENT
CEDILLO	YES
ENGLANDER	YES

-NOT OFFICIAL UNTIL COUNCIL ACTS-