

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MONITORING PROGRAM and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal of the MND for property located at 611 South Gayley Street.

Recommendations for Council action:

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 (CEQA); that the MND 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. 16-0972 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 MND [ENV-2014-1094-MND] filed on November 26, 2014.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California Public Resources Code (CPRC), the Mitigation Monitoring Program as the Findings of Council; and, ADOPT the Mitigation Monitoring Program.
3. ADOPT the FINDINGS of the West Los Angeles Area Planning Commission (WLAAPC) as the Findings of Council.
4. RESOLVE TO DENY THE APPEAL filed by Steven D. Sann and Stephen Resnick (Representative: Dean Wallraff, Esq., Advocates for the Environment) and THEREBY SUSTAIN the Determination of the WLAAPC in adopting the MND [ENV-2014-1094-MND] for the construction, use and maintenance of a new 15,481 square-foot, 22-room fraternity house with a 31-space subterranean garage on an approximately 8,878 square-foot lot in the [Q]R4-1VL Zone, for the property located at 611 South Gayley Avenue.

Applicant: Stephen T. Copen, 611 Gayley Los Angeles 90024, LLC

Representative: Kevin K. McDonnell, Jeffer, Mangels, Butler and Mitchell, LLP

Related Case No. ZA-2014-1095-CU-ZAA-DRB-SPPA-SPP-1A

CEQA No. ENV-2014-1094-MND

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

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on November 22, 2016, the PLUM Committee considered an appeal of the MND for the property located at 611 South Gayley Street. Staff from the DCP provided an overview of the proposed project and appeal. A representative from Council District Five provided comments on the item. The Appellant, Applicant and their

Representatives provided comments relative to the project and appeal. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the action of the WLAAPC in adopting the MND. This matter is now submitted to the Council for its consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	ABSENT
ENGLANDER	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-