

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Zone Change for the property located at 6569-6581 North Van Nuys Boulevard and 14506-14534 West Kittridge Street.

Recommendations for Council action:

1. FIND, pursuant to California Environmental Quality Act Guidelines Section 15074(b), after consideration of the whole of the administrative record, including MND No. ENV-2016-2945-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; that the MND reflects the independent judgment and analysis of the City; that the mitigation measures have been made enforceable conditions on the project; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
3. INSTRUCT the Department of City Planning (DCP) to prepare and present an Ordinance to Council effectuating a Vesting Zone Change from [Q]C2-1L-CDO to (T)[Q]RAS4-1L-CDO, and from [Q]P-1VL-CDO to (T)[Q]RAS4-1VL-CDO, and a modification of the Van Nuys Central Business District Community Design Overlay District [Q] Condition No. 4a to allow the main entry doors of ground floor commercial business to be recessed from the front lot line (i.e., Van Nuys Boulevard) a maximum of 14 feet nine inches (a total of 177 inches), in lieu of a maximum of 36 inches, for the demolition of three commercial buildings and a surface parking lot, and the construction, use and maintenance of a six-story mixed-use building providing approximately 157,100 square feet of floor area, including 18,400 square feet of ground floor commercial retail space, and 174 units of apartment housing, including 10 units set aside for Very Low Income Households, with 348 residential parking spaces (including 18 mechanical lift spaces), 67 commercial parking spaces, and 20,489 square feet of open space, constructed to a maximum height of 75 feet (top of loft), on an approximately 56,289 square foot site (1.29 acres), with a total of 51,000 cubic yards of soil export proposed in order to construct two levels of subterranean parking, to a depth of approximately 22 feet below natural grade, with none of the existing street trees along Van Nuys Boulevard proposed to be removed or disturbed, for the property located at 6569-6581 North Van Nuys Boulevard and 14506-14534 West Kittridge Street, subject to Conditions of Approval as modified by PLUM Committee on November 27, 2018 and attached to Council file No. 18-0945.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:  
  
*...the Council may decide to impose a permanent Q Qualified classification... identified on the Zoning 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.*
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.
7. NOT PRESENT and ORDER FILED the Ordinance dated May 23, 2018.

Applicant: 6569 Van Nuys, LLC; Saviers Van Nuys, LLC

Representative: Boaz Miodovsky, Ketter Design

Case No. CPC-2016-2944-VZC-SPR-DB-CDO

Environmental No. ENV-2016-2945-MND

Fiscal Impact Statement: None submitted by the LACPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - JANUARY 2, 2019**

**(LAST DAY FOR COUNCIL ACTION - DECEMBER 12, 2018)**

Summary:

At a regular meeting held on November 27, 2018, the PLUM Committee considered a Vesting Zone Change for the property located at 6569-6581 North Van Nuys Boulevard and 14506-14534 West Kittridge Street. Staff from the DCP provided background information on the project. A representative for Council District Six provide comments in support of modifying conditions of approval relative to parking at the site. After an opportunity for public comment, the Committee recommended to approve the Vesting Zone Change for the project with modifications to conditions of approval. 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
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES
CEDILLO	YES

ZHC  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**