

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MONITORING PROGRAM (MMP), MITIGATION MEASURES, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a vesting zone change for the property located at 15418 Bermuda Street.

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

1. FIND, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND No. ENV-2017-628-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 the MND.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings for Council.
3. PRESENT and ADOPT accompanying ORDINANCE dated August 22, 2019, effectuating a Vesting Zone Change from the existing A2P-1 Zone to (T)(Q)RAS4-1, including a developer's incentive for 76 automobile parking spaces for the construction, use, and maintenance of an approximately 58,233 square foot, 52 unit apartment complex, approximately 61.5 feet in height and four stories, including a parking garage on the ground floor and three stories above the parking garage for one and two bedroom residential dwelling units, of the 52 dwelling units, six percent (four units) will be set aside for Very Low Income households and five percent (three units) will be set aside for Extremely Low Income households, the proposed residential apartment building includes 6,175 square feet of common open space (courtyard, community room, and decks), and under Measure JJJ, and pursuant to the Los Angeles Municipal Code (LAMC) Section 11.5.11 (e), the Applicant is requesting a developer's incentive for reduced parking to provide 76 automobile parking spaces, where an additional 58 bicycle parking spaces are provided for the property located at 15418 Bermuda 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 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 Ackerman

Representative: Eric Lieberman, QES, Inc.

Case No. CPC-2017-627-VZCJ-SPR

Environmental No. ENV-2017-628-MND

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - DECEMBER 31, 2019

(LAST DAY FOR COUNCIL ACTION - DECEMBER 11, 2019)

Summary:

At a regular meeting held on November 26, 2019, the PLUM Committee considered the LACPC report and Ordinance relative to a vesting zone change for the property located at 15418 Bermuda Street. After providing an opportunity for public comment, the Committee recommended that Council approve the Ordinance effectuating the vesting zone change. 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
LEE	YES

AC

-NOT OFFICIAL UNTIL COUNCIL ACTS-