

MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located at 6940 North Owensmouth Avenue (6946, 6952, 6954, 6956, and 6958 North Owensmouth Avenue) and 21616 West Hart Street.

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

1. FIND, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2019-1268-MND, adopted on September 17, 2019; and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, negative declaration, or addendum is required for approval of the project.
2. READOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code for the MMP as the Findings of Council, and ADOPT the MMP.
3. READOPT and MODIFY the FINDINGS of the City Council, dated October 25, 2019, as the Findings of Council.
4. ADOPT the accompanying ORDINANCE, dated August 27, 2020, effectuating a Zone Change on the Project Site from R1-1VLRIO to (T)(Q)RAS4-1VL-RIO and approve three Developer's Incentives to permit: 1) A height increase of six feet above the allowable height limit for the proposed (T)(Q)RAS4-1VL Zone; 2) A 16 percent reduction in the required open space in lieu of the regulations of Los Angeles Municipal Code (LAMC) Section 12.21 G; and 3) A parking ratio of 0.825 parking spaces per dwelling unit in lieu of the required parking pursuant to LAMC Section 12.21 A.4, for the properties located at 6940 North Owensmouth Avenue (6946, 6952, 6954, 6956, and 6958 North Owensmouth Avenue) and 21616 West Hart Street, subject to Conditions of Approval.
5. ADVISE the applicant, pursuant to LAMC 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.

6. 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.
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: Meta Housing Corporation, Taylor Rasmussen, Senior Project Manager

Representative: Michael LoGrande, LoGrande and Company LLC

Case No. CPC-2019-1267-ZCJ-SPR

Environmental No. ENV-2019-1268-MND

Fiscal Impact Statement: None submitted by the Los Angeles City Planning Commission. 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 - NOVEMBER 25, 2020

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 25, 2020)

Summary:

At a regular meeting held on October 15, 2020, the PLUM Committee considered reports from the DCP and a corrected draft Ordinance relative to a Zone Change for the project site located at 6940 North Owensmouth Avenue (6946, 6952, 6954, 6956, and 6958 North Owensmouth Avenue) and 21616 West Hart Street. After an opportunity for public comment, the Committee recommended to approve on consent the corrected draft Ordinance for the project. 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
BLUMENFIELD:	YES
PRICE, JR.:	YES
CEDILLO:	ABSENT
LEE:	YES

LC 10/15/20

-NOT OFFICIAL UNTIL COUNCIL ACTS-