

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, 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, 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-2019-1268- MND, as circulated on July 18, 2019, 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 on 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. ADOPT the accompanying ORDINANCE dated September 12, 2019, 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 RAS4-1VL Zone, 2) A 16 percent reduction in the required open space in lieu of the regulations of 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 Los Angeles Municipal Code 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.
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.

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - JANUARY 6, 2020

LAST DAY FOR COUNCIL ACTION - JANUARY 3, 2020

Summary:

At a regular meeting held on October 22, 2018, the PLUM Committee considered a draft Ordinance for 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. Staff from the Department of City Planning provided background information on the item. After an opportunity for public comment, the Committee recommended to approve the Zone Change 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	ABSENT
CEDILLO	YES
LEE	ABSENT

AC

-NOT OFFICIAL UNTIL COUNCIL ACTS-