

ENVIRONMENTAL IMPACT REPORT, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the project site located at 14130 and 14154 West Riverside Drive, 4715 - 4745 North Hazeltine Avenue.

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

1. FIND that based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2014-1362-EIR (SCH No. 2014071001), which includes the Draft EIR dated July 2016, and the Final EIR, dated August 2019, certified on September 10, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated October 24, 2019 effectuating a Zone Change from P-1L-RIO, PB-1L-RIO and C2- 1L-RIO to (T)(Q)C2-1 L-RIO for Proposed Lot 1 and P-1 L-RIO, PB-1L-RIO and C2-1L-RIO to (T)(Q)RAS3-1 L-RIO for Proposed Lot 2 for the Final EIR Reduced Alternative 5 which includes the development of 249 multi-family residential units and 27,470 square feet of commercial uses, these new uses would be provided within two new buildings located to the north of the existing Sunkist Building; the Reduced Alternative 5 would provide 1,141 parking spaces within above- and below-grade parking levels within the northern portion of the Project Site, a surface parking lot within the eastern portion of the Project Site, and an above- and below-grade parking structure within the western portion of the Project Site; as part of the Reduced Alternative 5, portions of the interior and exterior of the Sunkist Building would be renovated; in total, the Reduced Alternative 5 would involve the development of up to 287,924 square feet of new floor area (not including the 126,674-square-foot Sunkist Building to remain) for the project site located at 14130 and 14154 West Riverside Drive; 4715 - 4745 North Hazeltine Avenue, subject to Conditions of Approval.
4. 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.
5. 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 Tesoriero, IMT Capital II Sherman Oaks LLC

Representative: Dave Rand, Armbruster Goldsmith and Delvac LLP

Case No. CPC-2014-1361-ZC-MCUP-SPR

Environmental No. ENV-2014-1362-EIR; SCH No. 2014071001

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

Community Impact Statement: None submitted.

**TIME LIMIT FILE - APRIL 14, 2020**

**(LAST DAY FOR COUNCIL ACTION - APRIL 8, 2020)**

Summary:

At a regular meeting held on February 4, 2020, the PLUM Committee considered a LACPC report and draft Ordinance relative to a Zone Change for the project site located at 14130 and 14154 West Riverside Drive, 4715 - 4745 North Hazeltine Avenue. Staff from the Department of City Planning provided an overview of the matter. The Applicant provided comments in support of the matter. A Representative from Council District Four provided comments as well. After an opportunity for public comment, presentations from the applicant and appellant, the Committee recommended to approve the Zone Change and draft Ordinance for the project site located at 14130 and 14154 West Riverside Drive, 4715 - 4745 North Hazeltine Avenue. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<b><u>MEMBER</u></b>	<b><u>VOTE</u></b>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	YES
CEDILLO:	ABSENT
LEE:	ABSENT

LC 02/04/20

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**