

STATUTORY AND CATEGORICAL EXEMPTION AND REPORT FROM THE PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE relative to a Conditional Use (CU), Density Bonus (DB) On-Menu incentive, Coastal Development Permit (CDP), Community Design Overlay Review (CDO), Project Permit Compliance Review (SPP), Mello Act Compliance Review (MEL), Waiver of Dedication/Improvements (WDI), and Appeals filed for the property located at 2467 - 2471 South Lincoln Boulevard.

Recommendations for Council action:

1. DETERMINE, that based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code, Section 21080.27(b)(1).
2. DETERMINE, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
3. ADOPT the FINDINGS of the PLUM Committee as the Findings of Council as modified by Council District 11 and attached to the Council file.
4. RESOLVE TO DENY THE APPEALS filed by 1) Michael Davitt, Archdiocese of LA/Archdiocese Education and Welfare Corporation (Representative: Bill Christopher, Urban Concepts) and 2) Tracy Carpenter AND THEREBY SUSTAIN the Los Angeles City Planning Commission (LACPC) determination in approving the Categorical Exemption and the following: 1) a CU Permit for a 100 percent increase in density for a Housing Development Project in which the density increase is greater than the maximum 35 percent permitted, allowing a total of 40 dwelling units in lieu of the 20 base units as otherwise permitted in the R3 Zone; 2) a DB Affordable Housing Incentive Program Review for a housing development project comprised of 40 dwelling units, of which 39 units will be set aside for Low Income Households (homeless) and one unit will be set aside as a Manager's Unit, requesting the following: a) An On-Menu Incentive to permit a floor area ratio (FAR) of 3:1 in lieu of the otherwise required 1.5:1 FAR; 3) a CDP for Development within the Single Permit Jurisdiction of the Coastal Zone; 4) a CDO Plan Approval for a Project in the Lincoln Boulevard CDO; 5) a SPP for a Project within the Southeast Venice Subarea of the Venice Coastal Zone Specific Plan; 6) a MEL for the construction of 40 Residential Units in the Coastal Zone; 7) a WDI to waive the required 18-foot dedication along Lincoln Boulevard and widening and improvement of the half-roadway width; and 8) Conditions of Approval nos. 3, 8, 9, and 10 for the demolition of a 2,056 square-foot auto repair shop and addition to and conversion of a 2,482 square-foot philanthropic use, in conjunction with the construction of a four-story, 30,463 square-foot, mixed-use development comprised of 39 permanent supportive housing units and one manager's unit, with 4,441 square feet of supportive services and 3,085 square feet of ground floor commercial (office) use; a total of six parking spaces are provided onsite for the properties located at 2467-2471 South Lincoln Boulevard, subject to Conditions of Approval.
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: Rebecca Dennison, Venice Community Housing Corporation

Representative: Jonathan Lonner, Burns And Bouchard Inc.

Case No. CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI

Environmental No. ENV-2019-6070-CE

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

Community Impact Statement: Yes

Against: Venice Neighborhood Council

Summary

At a regular meeting held on September 3, 2020, the PLUM Committee considered a report from the LACPC and appeals filed for the property located at 2467 - 2471 South Lincoln Boulevard. Staff from the Department of City Planning provided an overview of the matter. A Representative from Council District 11 provided comments and recommendations for modifications to the Findings. After an opportunity for public comment, and presentations from the Applicant and Appellants, the Committee recommended to deny the appeals and sustain the LACPC's determination in approving the CU, DB On-Menu incentive, CDP, CDO, SPP, MEL and WDI 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:	YES
LEE:	YES

LC 09/03/20

-NOT OFFICIAL UNTIL COUNCIL ACTS-