

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS AND PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Appeals filed for a Design Review Determination (DRB); a Project Permit Compliance (SPP); a Coastal Development Permit (CDP); a Mello Act Compliance Review (MEL), for the property located at 17346 West Sunset Boulevard.

Recommendations for Council action:

1. FIND pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND, No. ENV-2018-505-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 on the project; and ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the PLUM Committee as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by Edgewater Towers Condominium HOA Association, and Pacific Palisades Residents Association, Inc. (Representative: Thomas M. Donovan, Law Offices of Thomas M. Donovan) and THEREBY SUSTAIN the decision of the LACPC in adopting the MND and MMP prepared for the MND; and, approving a Design Review Determination for a Project located within the Pacific Palisades Commercial Village and Neighborhoods Specific Plan (DRB); approving a Project Permit Compliance Review (SPP) for a Project within Neighborhood Area B of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan; approving a Coastal Development Permit (CDP) for Development located within the Single Permit Jurisdiction area of the Coastal Zone; and approving a Mello Act Compliance Review (MEL) for the demolition of an existing vacant commercial structure (fast food restaurant) and the construction of a five-story, 60-foot and nine-inch tall, 32,225 square foot, mixed-use building comprised of 39 dwelling units (four units restricted to Very Low Income Households) and 2,900 square feet of ground floor commercial uses; the Project will include 49 parking spaces located in one subterranean level, at grade, and in one above-grade parking level; the Project includes the construction of one new retaining wall, 11,500 cubic yards of grading, and a haul route for the export of 10,700 cubic yards of earth, for the property located at 17346 West Sunset Boulevard, subject to Modified Conditions of Approval as amended by PLUM, attached to the Council file.

Applicant: Michael Aminpour, California Food Managers, LLC and Heavenly Tiger LLC

Representative: Michael Gonzales, Gonzales Law Group

Case No. CPC-2018-504-DB-DRB-SPP-CDP-MEL-1A

Environmental No. ENV-2018-505-MND

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

Community Impact Statement: None submitted.

Summary

At a special meeting held on December 8, 2020, the PLUM Committee considered a LACPC report and Appeals filed for a Design Review Determination (DRB); a Project Permit Compliance (SPP); a Coastal Development Permit (CDP); a Mello Act Compliance Review (MEL), for the property located at 17346 West Sunset Boulevard. Staff from the Department of City Planning provided an overview of the matter. After an opportunity for public comment, presentations from the Applicant and Appellant, the Committee recommended to deny the appeals and sustain the LACPC determination as amended for the project. 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:	YES
LEE:	YES

LC 12/08/20

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**