

NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA), and Zone Change (ZC) for the properties located at 5715 North Monterey Road; 5800-5814 North Monterey Road; and 5321 East Via Marisol.

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

1. FIND, pursuant to California Environmental Quality Act Guidelines (CEQA) Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2021-8629-ND, and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; FIND the Negative Declaration reflects the independent judgment and analysis of the City; and, ADOPT the Negative Declaration.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the LACPC APPROVING a GPA to the Northeast Los Angeles Community Plan from Low Medium II Residential to Neighborhood Commercial for the subject properties.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated May 26, 2022, to effectuate a ZC from RD1.5-1 to [Q]C4-1VL for the subject properties, the action is in response to Council Motion, Council file No. 20-1426, which requests that the General Plan Land Use and Zoning of these properties be corrected to reflect existing built conditions and to facilitate the reuse of existing commercial buildings in the Hermon neighborhood, the GPA and ZC does not involve the demolition, remodel, construction, or alteration of any structures, public facilities, or land for the properties located at 5715 North Monterey Road; 58005814 North Monterey Road; and 5321 East Via Marisol, subject to Conditions of Approval.
5. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
6. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...the Council may decide to impose a permanent Q Condition...identified on the zone change 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.
7. ADVISE the applicant that, pursuant to California 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.
8. 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: City of Los Angeles

Case No. CPC-2021-8627-GPA-ZC

Environmental No. ENV-2021-8629-ND

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 regular meeting held on September 20, 2022, the PLUM Committee considered reports from the LACPC and Mayor, Resolution, and draft Ordinance relative to a GPA, and ZC for the properties located at 5715 North Monterey Road; 5800-5814 North Monterey Road; and 5321 East Via Marisol. After an opportunity for public comment, the Committee recommended to approve the GPA, Resolution, and ZC Ordinance. 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 |
| CEDILLO: | ABSENT |
| BLUMENFIELD: | YES |
| LEE: | YES |
| RODRIGUEZ; | YES |

CR
20-1426_rpt_PLUM_09-20-22

-NOT OFFICIAL UNTIL COUNCIL ACTS-