

MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCES FIRST CONSIDERATION relative to a Zone Change and a Building Line Removal for the properties located at 17534 and 17540 West Sherman Way.

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

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2018-2185-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have significant effect on the environment; FIND the Mitigated Negative Declaration reflects the independent judgement and analysis of the City; FIND the mitigation measures have been made enforceable conditions of the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated December 14, 2023, to effectuate a Zone Change from R1-1 to (T)(Q)RD1.5-1 across the entire site.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated December 14, 2023, to remove a 30-foot building line along Sherman Way; for the demolition of two single-family dwellings and detached accessory structures and the construction, use, and maintenance of a three-story (two-story of residential over a ground level parking garage), 43 foot in height, 25,214 square foot, nine unit multi-family residential building all on two lots totaling 16,645 square feet with 18 automobile parking spaces and 11 bicycle parking spaces, all of the 17 non-protected trees on site will be removed, seven street trees will remain including five historic street trees on Sherman Way; for the properties located at 17534 and 17540 West Sherman Way, subject to Conditions of Approval.
5. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.
6. 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.
7. 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: Shahe K. Boyadjian and Maral H. Boyadjian

Representative: Mailian and Associates

Case No. APCSV-2018-2184-ZC-BL

Environmental No. ENV-2018-2185-MND

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

Community Impact Statement: None submitted

TIME LIMIT FILE - JUNE 5, 2024

(LAST DAY FOR COUNCIL ACTION JUNE 5, 2024)

Summary:

At a regular meeting held on April 2, 2024, the PLUM Committee considered a report from the SVAPC and draft Ordinances relative to a Zone Change and a Building Line Removal for the properties located at 17534 and 17540 West Sherman Way. After an opportunity for public comment, the Committee recommended to approve the Zone Change and Building Line Removal. 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
LEE:	YES
YAROSLAVSKY:	ABSENT
PADILLA:	ABSENT
HUTT:	YES

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-