

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), and 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 that the MND reflects the independent judgment and analysis of the City; FIND that 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, attached to the Council file.
3. RESOLVE TO DENY THE APPEALS filed by Edgewater Towers Condominium Homeowners Association, and Pacific Palisades Residents Association, Inc. (Representative: Thomas M. Donovan, Law Offices of Thomas M. Donovan) and THEREBY SUSTAIN the decision of the Los Angeles City Planning Commission (LACPC) in adopting the MND and MMP prepared for the MND; and, approving a DRB for the project located within the Pacific Palisades Commercial Village and Neighborhoods Specific Plan; approving a SPP for a project located within Neighborhood Area B of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan; approving a CDP for Development located within the Single Permit Jurisdiction area of the Coastal Zone; and approving a MEL for the construction of 39 new residential units in the Coastal Zone; 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 four additional units restricted to Moderate Low Income Households) and 2,900 square feet of ground floor commercial uses; the project includes 49 parking spaces located in one subterranean level, at grade, and in one above-grade parking level; and 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 the PLUM Committee on December 8, 2020, 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 its regular meeting held on February 16, 2021, the PLUM Committee considered the LACPC reports and appeals filed for the LACPC's decision to approve a DRB, SPP, CDP, and MEL; and, to adopt the MND and MMP prepared for the MND, 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's Representative and Appellants' Representative, the Committee recommended to deny the appeals and thereby sustain the LACPC's determination to adopt the MND and MMP; and, to approve a DRB, SPP, CDP, and MEL for the project, as amended to include the voluntary Conditions by the Applicant to increase the number of affordable housing units by four additional dwelling units restricted to Moderate Low Income Households. This matter is now submitted to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB
20-1302_rpt_PLUM_02-16-21

-NOT OFFICIAL UNTIL COUNCIL ACTS-