

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MONITORING PROGRAM (MMP), MITIGATION MEASURES, and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located at 2520 North Eastern Avenue (2532, 2608, and 2668 North Eastern Avenue, and 2647-2651 North Lombardy Boulevard).

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 MND, No. ENV-2015-1918-MND, and all comments received, with the imposition of the 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 East Los Angeles Area Planning Commission (ELAAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated May 13, 2020, effectuating a Zone Change on the project site from [Q]R1-1D and [Q]RD6-1D to (T)(Q)RD5-1D, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), for the construction, use, and maintenance of 42 small lot homes on the approximately 218,270 square-foot lot; the small lot homes will have approximately 2,000 square feet of floor area and a maximum height of 26 feet; two parking spaces per dwelling unit to be located in garages attached to each small lot home will be provided, and up to 38 small lot homes have been designed to accommodate two additional parking spaces within each of the driveways in addition to the two required parking spaces, providing off-site options for residence and their guests; access to 38 of the small lot homes will be provided through a common access driveway accessible from Eastern Avenue, while the remaining four small lot homes will be accessible from a common access driveway from Lombardy Boulevard; the project will require the removal of 39 of 102 protected trees (Black Walnut trees) located on the site, and the grading and export of approximately 78,000 cubic yards of dirt; for the properties located at 2520 North Eastern Avenue (2532, 2608, and 2668 North Eastern Avenue, and 2647-2651 North Lombardy Boulevard), subject to Conditions of Approval.
4. ADVISE the applicant, pursuant to LAMC 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.*

5. ADVISE the applicant that, pursuant to 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.
6. 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: TTLC Los Angeles - EL Sereno, LLC

Representatives: Rob Flitton, The True Life Companies (TTLC) Management, Inc. and Jim Ries, Craig Lawson and Co., LLC

Case No. APCE-2015-2048-ZC-ZAD-ZAA

Environmental No. ENV-2015-1918-MND

Fiscal Impact Statement: The ELAAPC 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 May 18, 2021, the PLUM Committee considered a report from the ELAAPC and draft Ordinance regarding a Zone Change for the properties located at 2520 North Eastern Avenue (2532, 2608, and 2668 North Eastern Avenue, and 2647-2651 North Lombardy Boulevard). After providing an opportunity for public comment, the Committee recommended to adopt the MND and MMP prepared for the MND, and approve the draft Ordinance effectuating the Zone Change. 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
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

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