

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MONITORING PROGRAM (MMP), and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 1639 and 1641 South Abbot Kinney 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-2018-7014-MND, and all comments received, with the imposition of mitigation measures, that 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 West Los Angeles Area Planning Commission (WLAAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying modified ORDINANCE, dated November 4, 2021, effectuating a Zone Change from M1-1-O to (T)(Q)CM-1-O, pursuant to Section 12.32 F of the Los Angeles Municipal Code, for a project that involves for the remodel and addition to an existing 3,100 square-foot, three-story, mixed-use structure comprised of a 641 square-foot addition of commercial space and a 704 square-foot addition of residential floor area to the existing four dwelling units, resulting in a 4,445 square-foot, mixed-use structure with 1,398 square feet of ground floor retail use and four dwelling units; the project also includes the rehabilitation and improvements to an existing 680 square-foot, single-family dwelling located at the rear portion of the lot, to raise the structure 13 feet and 5.5 inches above its foundation and construct a carport with five parking spaces; the structures are connected at the second floor with an open staircase and passageway; for the property located at 1639 and 1641 South Abbot Kinney Boulevard, subject to Conditions of Approval as modified by the PLUM Committee on November 2, 2021, attached to the Council file.
4. INSTRUCT the Department of City Planning (DCP) to add the following additional Q Condition, as requested by Council District 11:
 - a. Prior to the issuance of a building permit, the Project Applicant shall contribute \$72,876.75 to the Affordable Housing Trust Fund (Council District 11 account), to support affordable housing in Venice, per and in consultation with Council District 11.
5. 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.
6. 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.

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.
8. INSTRUCT the DCP to update the appropriate maps pursuant to this action.

Applicant: AK Venice Partners

Representative: Edgard Millan, David Hertz Architects and The Studio of Environmental Architecture

Case No. APCW-2018-7013-ZC-ZV-ZAA-CDP-SPE-MEL-WDI

Environmental No. ENV-2018-7014-MND

Fiscal Impact Statement: The WLAAPC 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 November 2, 2021, the PLUM Committee considered a report from the WLAAPC and a draft Ordinance effectuating a Zone Change from M1-1-O to (T)(Q)CM-1-O for the property located at 1639 and 1641 South Abbot Kinney Boulevard. DCP staff provided an overview of the matter. A Representative of Council District 11 provided comments in support of the Zone Change and a proposed additional Q Condition for the project. After providing an opportunity for public comment, the Committee recommended to approve the draft Ordinance effectuating the Zone Change for the project, and instructed the DCP to add an additional Q Condition stating that prior to the issuance of a building permit, the Project Applicant shall contribute \$72,876.75 to the Affordable Housing Trust Fund (Council District 11 account) to support affordable housing in Venice, per and in consultation with Council District 11. 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:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	YES

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-