

MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Conditional Use Permit appeal for the property located at 9201 North Winnetka Avenue.

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

1. FIND, pursuant to California Environmental Quality Act Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, Case No. ENV-2021-10280-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 the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on 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 Los Angeles City Planning Commission (LACPC), as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Marianne King, and THEREBY SUSTAIN the determination of LACPC in approving a Conditional Use, pursuant to Section 12.24 U.14 of the Los Angeles Municipal Code, to permit a Major Development Project to allow the construction, use and maintenance of a 273,000 square-foot manufacturing, light industrial (including studio/movie/television/sound production), and/or warehousing; for the demolition of approximately 140,000 square feet of floor area and the construction of three buildings to be used for manufacturing, light industrial (including studio production/movie/television/sound production), or warehousing, with a total floor area of approximately 273,500 square feet; for the property located at 9201 North Winnetka Avenue, subject to Modified Conditions of Approval, as modified by the PLUM Committee on April 18, 2023, and attached to the Council file.

Applicant: Jill Saperstein, Wincal, LLC

Representative: Brad Rosenheim, Rosenheim & Associates, Inc.

Case No. CPC-2021-10278-CU-1A

Environmental No. ENV-2021-10280

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 April 18, 2023, the PLUM Committee considered a LACPC report and a Conditional Use Permit appeal for the property located at 9201 North Winnetka Avenue. Department of City Planning staff provided an overview of the matter. Councilmember Lee spoke on the matter. After an opportunity for public comment, and presentation by the Appellant, the Appellant reported that they have reached an agreement with the Applicant. The Committee recommended to deny the appeal and thereby sustain the LACPC's determination in approving a Conditional Use Permit, Modified Conditions of Approval and Findings for the property located at 9201 North Winnetka Avenue. 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
RODRIGUEZ:	YES
YAROSLAVSKY:	YES
LEE:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-