

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to appeals filed in connection with a 35 percent Density Bonus to allow construction of rental apartments for property at 11933 Magnolia Boulevard.

Recommendations for Council action:

1. RESOLVE TO GRANT APPEALS filed by: 1) Magnolia Tree Villas Homeowners Association, Jennifer Reed, Sandy Hubbard, Weddington Plaza Homeowners Association, et al., and Dale Liebowitz-Neglia, et al. (Jennifer Reed, Representative); and 2) Members of the Board of Neighborhood Council Valley Village (Anthony J. Braswell, Representative) from the entire determination of the Director of Planning on California Environmental Quality Act grounds only, and THEREBY OVERTURN the Director of Planning's action relative to Project Permit Compliance Review, Site Plan Review, and in approving a 35 percent Density Bonus to allow construction of 146 rental apartments for property at 11933 Magnolia Boulevard.

Applicant: Gary Schaffel

DIR-2008-1178-DB-SPP-SPR
ENV-2008-1179-MND

2. DIRECT the Department of City Planning to make the appropriate findings based on the record and the City Attorney's recommendation.

(On January 12, 2010, Council adopted Motion [Krekorian-Koretz] pursuant to Charter Section 245, asserting jurisdiction over the December 23, 2009 written action of the City Planning Commission.)

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For Proposal: Valley Glen Neighborhood Association
Coastal San Pedro Neighborhood Council
Granada Hills Neighborhood Council
Greater Valley Glen Council
Mar Vista Community Council
Neighborhood Council Valley Village

TIME LIMIT FILE - FEBRUARY 2, 2010

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 2, 2010)

Summary:

At a public hearing held on January 26, 2010 (continued from the meeting on January 19, 2010), the Planning and Land Use Management (PLUM) Committee considered appeals filed by: 1) Magnolia

Tree Villas Homeowners Association, Jennifer Reed, Sandy Hubbard, Weddington Plaza Homeowners Association, et al., and Dale Liebowitz-Neglia, et al. (Jennifer Reed, Representative); and 2) Members of the Board of Neighborhood Council Valley Village (Anthony J. Braswell, Representative) from the entire determination of the Director of Planning in approving a 35 percent Density Bonus to allow the construction of 146 rental apartments for property at 11933 Magnolia Boulevard, subject to Conditions of Approval.

After consideration of the documents on record and testimony provided by staff from the Planning Department and Department of Transportation, and the City Attorney's office, the Applicant, Appellants and their representatives, the PLUM Committee recommended that Council grant the appeals on California Environmental Quality Act grounds only, overturn the Director of Planning's action relative to Project Permit Compliance Review, Site Plan Review, and in approving a 35 percent Density Bonus; and direct the Planning Department staff to make the appropriate findings based on the record and the City Attorney's recommendation.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	ABSENT
KREKORIAN:	YES

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- Not Official Until Council Acts -