

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal filed for property located at 1600 - 1618 1/2 North Highland Avenue, 1600 - 1622 North McCadden Place, and 6709 - 6777 West Selma Avenue.

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

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 13-1134 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2011-2158-MND] filed on December 14, 2012.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), including the Environmental Findings, as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by George Soluk and John Soluk from part of the determination of the LACPC, THEREBY APPROVING: 1) a zone variance to permit 538 parking spaces in lieu of the required 584 parking spaces and 2) a site plan review for development which creates or results in an increase of 50 or more dwelling units, subject to modified Conditions of Approval, for the proposed construction of two mixed-use commercial and residential buildings (Buildings A and B) that will include 248 residential units and 12,785 square feet of retail uses, for a total of 249,722 square feet, for property located at 1600 - 1618 1/2 North Highland Avenue, 1600 - 1622 North McCadden Place, and 6709 - 6777 West Selma Avenue.

Applicant: Robert D. Champion, Highland Selma Venture, LLC
Representative: Jerry Neuman, Sheppard Mullin, LLC

Case No. CPC-2011-2157-ZV-SPR

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

TIME LIMIT FILE - NOVEMBER 25, 2013

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 22, 2013)

Summary

At the public hearing held on October 22, 2013, the Planning and Land Use Management Committee considered an appeal filed property located at 1600 - 1618 1/2 North Highland Avenue, 1600 - 1622 North McCadden Place, and 6709 - 6777 West Selma Avenue. Staff from the Department of City Planning gave the Committee background information on the matter. The Applicant's representatives, appellants, and Council Office staff also provided testimony.

After an opportunity for public comment, the Committee recommended that Council deny the appeal filed by George Soluk and John Soluk from part of the determination of the LACPC, thereby approving: 1) a zone variance to permit 538 parking spaces in lieu of the required 584 parking spaces and 2) a site plan review for development which creates or results in an increase of 50 or more dwelling units, subject to modified Conditions of Approval, for the proposed construction of two mixed-use commercial and residential buildings (Buildings A and B) that will include 248 residential units and 12,785 square feet of retail uses, for a total of 249,722 square feet, for property located at 1600 - 1618 1/2 North Highland Avenue, 1600 - 1622 North McCadden Place, and 6709 - 6777 West Selma Avenue. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	YES
ENGLANDER:	YES

-NOT OFFICIAL UNTIL COUNCIL ACTS-