

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

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HELEN GINSBURG
Chief, Council and Public Services Division

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

PLACE IN FILES

JUL 3 1 2003

DEPUTY *[Signature]*

03-0713

CD 11

July 24, 2003

CPC 02-5556
RETD. PLAN COMM.

California Coastal Commission
South Coast Area Office
200 Oceangate, 10th Fl., Ste. 1000
Long Beach, CA 90802-4302

Councilmember Miscikowski
City Planning Department
Attn: Jim Tokunaga
cc: Community Planning Section
Geographic Information Section
Attn: Fae Tsukamoto
City Planning Commission
Director of Planning
Fire Department

Bureau of Engineering,
Land Development Group
Department of Transportation,
Traffic/Planning Sections
Department of Building & Safety
c/o Zoning Coordinator
cc: Residential Inspection Unit
Bureau of Street Lighting,
"B" Permit Section

ADDITIONAL NOTIFICATIONS ON FOLLOWING PAGE

RE: PROPOSED CONSTRUCTION OF A THREE-STORY, THREE-UNIT CONDOMINIUM PROJECT
30 FEET IN HEIGHT WITH SEVEN PARKING SPACES AT 709 FIFTH AVENUE

At the meeting of the Council held July 23, 2003, the following action was taken:

Attached report adopted.....	X
Attached motion (-) adopted.....	
Attached resolution adopted.....	
Mayor approved.....	
FORTHWITH.....	X
Mayor concurred.....	
Findings adopted.....	X
Categorically exempt.....	
Mitigated Negative Declaration adopted.....	X

J. Michael Carey
City Clerk
bs

FF steno\030713
7-29-03

2

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 03-0713

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

	<u>Yes</u>	<u>No</u>
Public Comments	<u>XX</u>	<u> </u>

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to proposed construction of a three-story, three-unit condominium project 30 feet in height, with seven parking spaces at 709 Fifth Avenue.

Recommendations for Council action:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the lead agency, City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 03-0713 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 2002-5558 MND].
2. ADOPT the FINDINGS of the Planning and Land Use Management Committee as the findings of Council.
3. RESOLVE TO GRANT AN APPEAL filed by Mark Baez, applicant, from the entire determination of the West Los Angeles Area Planning Commission (APC), and to THEREBY APPROVE an Exception from the Venice Specific Plan, Project Permit Compliance, Coastal Development Permit, the Zoning Administrator's Adjustment, and Mello Act Compliance for the proposed construction of a three-story, three-unit condominium project, 30 feet in height, with seven parking spaces at 709 Fifth Avenue, subject to Conditions of Approval.

Applicant: Mark Baez APCW 2002-5555-SPE CDP SPP ZAA MEL

Fiscal Impact Statements: The Planning Department advises that there is no General Fund impact, as administrative costs are recovered through fees.

- 10 VOTES REQUIRED -

TIME LIMIT FILE - JULY 23, 2003

(LAST DAY FOR COUNCIL ACTION - JULY 23, 2003)

Summary:

At its meeting held July 15, 2003, the Planning and Land Use Management Committee conducted a public hearing on an appeal filed by Mark Baez, applicant, from the entire determination of the West Los Angeles APC disapproving an Exception from the Venice Specific Plan, the Project Permit Compliance, the Coastal Development Permit, the Zoning Administrator's Adjustment, and Mello Act Compliance for the proposed construction of a three-story, three-unit condominium project, 30 feet in height, with seven parking spaces at 709 Fifth

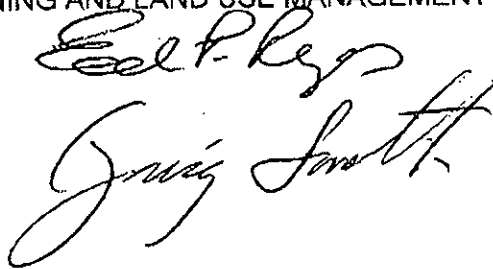
Avenue.

The project applicant and his representative were present to urge the Committee to approve the Specific Plan Exception. A representative from the 11th Council District Office stated that Councilmember Miscikowski supports the project and urges the Committee to grant the appeal. It was stated that the Specific Plan allows for a third unit to be built in such cases, provided the unit is made available as affordable housing. The City's Housing Department has determined, however, that providing an affordable housing unit at this location is not feasible. Furthermore, concerns regarding the project's curb cut have been resolved with the Department of Transportation.

The Planning and Land Use Management Committee recommended that Council grant the applicant's appeal to approve the Specific Plan Exception and the other related items listed above for the proposed construction of a three-story, three-unit condominium project, 30 feet in height, with seven parking spaces at 709 Fifth Avenue, subject to Conditions of Approval.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
SMITH:	YES
GREUEL:	ABSENT

MIT. NEG. DEC,
REPT & FINDINGS

ADOPTED

JUL 29 2003

LOS ANGELES CITY COUNCIL

FORTHWITH

JAW:ys
7/17/03
Enc: APCW 2002-5556-SPE CDP SPP ZAA MEL
Attachment: Findings
Conditions of Approval
CD11

Note: (Notice has been published not less than 24 days prior to the public hearing date pursuant to Sections 12.24 I3 and 12.24 D2(b) of the Los Angeles Municipal Code).

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CITY OF LOS ANGELES

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Public Comments Yes No
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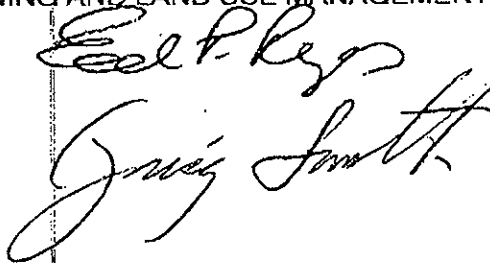
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Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
SMITH:	YES
GREUEL:	ABSENT

MIT. NEG DEC,
REPT i FINDINGS

ADOPTED

JUL 29 2003

LOS ANGELES CITY COUNCIL

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