



Legislation Text

File #: 17-0218, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Mark Danaj, City Manager

FROM:

Anne McIntosh, Community Development Director

Laurie B. Jester, Planning Manager

Eric Haaland, Associate Planner

SUBJECT:

Consideration of Draft Resolutions to (1) Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and (2) Approve a Master Use Permit for a Market with Off-Site Alcohol Sales and On-Site Alcohol Consumption and Tastings and a Bank at 707 North Sepulveda Boulevard; the Provision of Off-Site Parking at 801 North Sepulveda Boulevard; Reduced Parking; Sign Program (Paragon Commercial Group- Gelson's Market) (Community Development Director McIntosh).

ADOPT RESOLUTION NOS. 17-0067 AND 17-0068

RECOMMENDATION:

Staff recommends that the City Council adopt:

1. Resolution No. 17-0067 adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and
2. Resolution No. 17-0068 conditionally approving the project.

FISCAL IMPLICATIONS:

There are no fiscal implications associated with the recommended action.

BACKGROUND:

On May 2, 2017 the City Council conducted a public hearing on the Project. After the public hearing was closed, the Council directed staff to draft a resolution conditionally approving the project. Pursuant to City Council direction at the regular meeting of May 2, 2017, attached are draft resolutions for Council consideration.

DISCUSSION:

Resolution 17-0067 is for the Mitigated Negative Declaration prepared for the Project and should be considered prior to Resolution No. 17-0068. If adopted, Resolution No. 17-0068 would confer the land use entitlements to the Project and contains numerous draft conditions. Such draft conditions were provided to the Applicant, and posted on the City's website on May 25, 2017. Comments

regarding the conditions will be distributed to the City Council.

The following conditions were not required by the environmental analysis of the Project and are not measures designed to mitigate any of the environmental impacts identified by the Initial Study/Mitigated Negative Declaration. Although not required by CEQA, the applicant has voluntarily agreed to additional conditions summarized as follows*:

Additional Landscape

Condition of Approval #7 - Larrison Street

Noise attenuation

Condition of Approval #21 - trash compactor

Condition of Approval #22 - roof-top equipment

Deliveries and Loading

Condition of Approval #29 a. - limited hours

Condition of Approval #29 b. - loading dock hours

Condition of Approval #29 d. - delivery trucks idling

Condition of Approval #29 e. - delivery trucks path of travel

Condition of Approval #29 f. - frequency of deliveries

Condition of Approval #29 g. - limits of delivery trucks on residential streets

Traffic

Condition of Approval #30 - Extend left-turn pocket

Parking

Condition of Approval #35 - valet service at employee lot

Condition of Approval #20 - electric vehicle chargers

Neighborhood enhancement

Condition of Approval #36 - \$75,000 for Traffic Calming and Pedestrian Access Study (which can be used to study a number of items such as turn restrictions, street closures, residential preferential parking, etc.)

Conditions of Approval #30 m, n, and o. - sidewalks and "furniture zones"

Condition of Approval #19 - electronic shopping cart disabling system

General Planning requirements

Condition of Approval #1 - single phase project requirement

Condition of Approval #8 - property line merger

*The full verbiage for each condition is contained in the attached resolution(s).

CONCLUSION:

Staff recommends that the City Council adopt:

1. Resolution No. 17-0067 adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and
2. Resolution 17-0068 conditionally approving the project.

Attachments:

1. Resolution No. 17-0067
2. Resolution No. 17-0068