

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to correcting the determinations to reflect the correct project description in the grant clauses for the joint live-work project located at 695 Santa Fe Avenue.

Recommendations for Council action, pursuant to Motion (Huizar - Reyes):

1. ADOPT corrections to determinations, as recommended by the Planning Department, to reflect the correct project description in the grant clauses, subject to Conditions and Approval, and Findings as shown in the July 10, 2009, Director of Planning report attached to Council file No. 07-4099-S2 for the joint live-work project located at 695 Santa Fe Avenue, as follows:

- a. APPROVE corrections which involve a change from a specific number of Low Income units and Workforce units to a percentage of the project total, a change from the term Moderate units to the term Workforce units, and adding the phrase "and 5,000 square feet of commercial floor area." Also, corrections for reduced side yard and rear yard setbacks were moved to the Los Angeles Municipal Code (LAMC) Section 12.24 X 13 grant clause sections from the LAMC Section 12.28 grant clause section. The LAMC Section 12.28 grant clause section was deleted. Finally, Condition No. 14 was added which requires the applicant to file a covenant and agreement with the Los Angeles Housing Department to reserve for the affordable units.

ZA 2005-6616 ZV ZAA ZAD SPR

- b. APPROVE corrections which involve changes in the findings to reference Workforce units rather than the Moderate units. Also, the Bureau of Engineering improvement condition was corrected to provide a 10-foot wide concrete sidewalk adjacent to the curb with tree wells and an additional 10-foot wide landscape strip with additional trees behind the sidewalk along Santa Fe Avenue, and to maintain the existing 17-foot wide singular vehicular travel lane and provide a new (8-foot wide) parking lane.

VTT 63403

2. APPROVE that the corrected determinations shall apply to the project effective as of the date that the City Council takes an action on the correction.

Fiscal Impact Statement: None submitted by the Planning Department. Neither the City Administrative Officer, nor the Chief Legislative Officer has completed a financial analysis of this Committee report.

Community Impact Statement: None submitted.

Summary:

On July 14, 2009, the Planning and Land Use Management (PLUM) Committee considered the testimony of the staff from the Planning Department in response to Motion (Huizar - Reyes) relative to a request for the Planning Department to prepare draft actions to correct the determinations to reflect Conditions of Approval and Findings for the joint live-work project located at 695 Santa Fe Avenue.

Staff from the Planning Department reported on necessary changes to the determinations and grant clauses as shown in Recommendations No. 1 a., b., and 2. The recommendations for the modifications were approved by the PLUM Committee, subject to the review by the City Attorney and Planning Department.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

BG:
CD 14

07-4099-S2_rpt_plum_07-15-09

- Not Official Until Council Acts -