



Summary:

At the meeting held on December 1, 2009, the Planning and Land Use Management Committee considered and, after an opportunity for public comment, recommended that Council approve the report and recommendations of the CPC relative to Mitigated Negative Declaration and Ordinance effecting a Zone Change from M3-1 to (T)(Q)CM-1 for the proposed construction of a mixed use project in the Artists-in-Residence District, totaling 31,470 square feet of Adaptive Reuse construction of an existing warehouse building and 52,156 square feet of new construction of a residential building for a total floor area of 83,356 square feet, that will result in 31 adaptive reuse and 44 newly constructed Joint Live/Work dwelling units for artists and artisans, 6,900 square feet of ground floor commercial retail and 1,800 square feet of community artists space; and 139 parking spaces and a roof top pool with a decking area for the property at 814-828 East Traction Avenue.

As indicated in Recommendation No. 5 and pursuant to Section 12.32-J of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

" . . . whenever property remains in a "Q" Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings."

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

PYL:cr  
CD 9

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**- Not Official Until Council Acts -**