## TO THE COUNCIL OF THE CITY OF LOS ANGELES

FILE NO. 09-2711

## PLANNING AND LAND USE MANAGEMENT

Committee

## reports as follows:

Your

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE relative to a Zone Change at 814-828 East Traction 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 lead agency in the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 09-2711 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 2008-1031 MND].
- 2. ADOPT the FINDINGS of the City Planning Commission (CPC) as the Findings of the Council.
- 3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the CPC, 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.

Applicant: F.O.C Electronics, Gideon Kotzer

CPC 2008-1070-ZC-ZV-ZAD-ZAA-SPR

- 4. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
- 5. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.
- 6. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
- 7. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

<u>Fiscal Impact Statement</u>: The CPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - FEBRUARY 1, 2010** 

(LAST DAY FOR COUNCIL ACTION - JANUARY 29, 2010)

## 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

MEMBER VOTE
REYES: YES
HUIZAR: ABSENT
ZINE: YES

PYL:cr CD 9

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- Not Official Until Council Acts -