

CITY OF LOS ANGELES
CALIFORNIA

JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer

When making inquiries relative to
this matter, please refer to the
Council File No.



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

SHANNON HOPPE
Council and Public Services
Division

www.cityclerk.lacity.org

January 29, 2013

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 12-1022,
at its meeting held January 25, 2013.

City Clerk
io

1/23/13

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 12-1022

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal filed for property located at 1755 East Third Street.

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 is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 12-1022 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-2009-2648-MND].
2. ADOPT the FINDINGS of the Planning and Land Use Management Committee as the Findings of the Council.
3. RESOLVE TO GRANT THE APPEAL filed by Sivoush Nayyeri (Emilio Gutierrez, Representative) from the entire determination of the Mayor, the Director of Planning, and the Los Angeles City Planning Commission (LACPC) in disapproving a proposed General Plan amendment to the Boyle Heights Community Plan from Public Facilities to Medium Density Residential, and a zone and height district change request from PF-1XL to (T)(Q)R3-1; THEREBY APPROVE the proposed General Plan amendment and zone and height district change request, for the proposed construction of a four-story, maximum 45 foot high, 40 unit apartment building, providing 80 parking spaces, located on a 26,253 irregularly shaped site for property located at 1755 East Third Street.

Applicant: Sivoush Nayyeri
Representative: Emilio Gutierrez

CPC-2009-3210-GPA-ZC-HD

4. INSTRUCT the Department of City Planning (DCP) to prepare and present the necessary Conditions of Approval, Resolution, and Ordinance to effectuate a General Plan amendment to the Boyle Heights Community Plan from Public Facilities to Medium Density Residential and a zone and height district change from PF-1XL to (T)(Q)R3-1 and instruct the City Clerk to schedule this matter in Council as soon as possible.
5. DIRECT the DCP to update the General Plan and appropriate maps pursuant to this action.
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.

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JANUARY 30, 2013

(LAST DAY FOR COUNCIL ACTION – JANUARY 30, 2013)

(12 VOTES REQUIRED)

Summary:

At the public hearing held on January 15, 2013 (continued from August 17, 2012, September 11, 2012, September 18, 2012, October 30, 2012, December 4, 2012, and January 8, 2013 meetings), the Planning and Land Use Management Committee considered an appeal filed for property located at 1755 East Third Street. Department staff gave the Committee background information on the matter. Testimony was heard from the applicant, representative, and the public. After an opportunity for public comment, the Committee recommended that Council approve the appeal filed by Sivoush Nayeri (Emilio Gutierrez, Representative) from the entire determination of the Mayor, the Director of Planning, and the LACPC in disapproving a proposed General Plan amendment to the Boyle Heights Community Plan from Public Facilities to Medium Density Residential, and a zone and height district change request from PF-1XL to (T)(Q)R3-1; thereby approve the proposed General Plan amendment and zone and height district change request, for the proposed construction of a four-story, maximum 45 foot high, 40 unit apartment building, providing 80 parking spaces, located on a 26,253 irregularly shaped site for property located at 1755 East Third Street. The Committee also recommended that Council instruct the Department of City Planning to prepare the necessary Conditions of Approval, Resolution, and Ordinance to effectuate a General Plan amendment to the Boyle Heights Community Plan from Public Facilities to Medium Density Residential and a zone and height district change from PF-1XL to (T)(Q)R3-1 and instruct the City Clerk to schedule this matter in Council as soon as possible. This matter is now submitted to Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



MEMBER
REYES:
HUIZAR:
ENGLANDER:

VOTE
YES
YES
ABSENT

JAN 23 2013 Continued to Jan 25 2013

ADOPTED

JAN 25 2013

LOS ANGELES CITY COUNCIL

SG
CD 14
1/17/13
12-1022_rpt_plum_1-15-13.doc

- Not Official Until Council Acts -