

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, zone and height district change for property at 1755 East 3rd Street.

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 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 Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Director of Planning on behalf of the LACPC and APPROVE the proposed General Plan Amendment to the Boyle Heights Community Plan Area from Public Facilities to Medium Residential Land Use Designation, 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.
4. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, effecting a zone and height district change from PF-1XL to (T)(Q)R3-1, for property at 1755 East 3rd Street, subject to Conditions of Approval.
5. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
6. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
7. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.
8. 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.
9. 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.

Applicant: Sivoush Nayyeri

Representative: Emilio Gutierrez

Case No. CPC-2009-3210-GPA-ZC-HD

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 - FEBRUARY 18, 2014

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 18, 2014)

Summary:

At the public hearing held on January 28, 2014, the Planning and Land Use Management Committee considered a General Plan Amendment and zone and height district change for property located at 1755 East 3rd Street. After an opportunity for public comment, the Committee recommended that Council approve the General Plan Amendment and zone and height district change from PF-1XL to (T)(Q)R3-1 for the Boyle Heights Community Plan Area from Public Facilities to Medium Residential located at 1755 East 3rd Street. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	YES
CEDILLO	YES
ENGLANDER	YES

-NOT OFFICIAL UNTIL COUNCIL ACTS-