

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCES FIRST CONSIDERATION relative to a General Plan Amendment (GPA), Vesting Zone Change and Height District Change for the properties located at 3525 West Eighth Street and 765 South Serrano Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in MND No. ENV-2015-4614-MND, errata dated November 10, 2016, and MMP adopted on January 11, 2017; and pursuant to California Environment Quality Act (CEQA) Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, negative declaration, nor addendum is required for approval of the project.
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 Mayor and the LACPC, APPROVING a GPA to the Wilshire Community Plan to re-designate the land use of the Development Site from Neighborhood Office Commercial to Regional Commercial land use, and re-designate the land use of the Add Area from High Medium Residential to Regional Commercial land use, for the properties located at 3525 West Eighth Street and 765 South Serrano Avenue.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated August 3, 2017 and disapproved by the Director of Planning on behalf of the LACPC, effecting a Vesting Zone Change and Height District Change on the project site from (Q)C2-1 and (T)(Q) C2-1 Zones to (T)(Q)C2-2D, to allow the construction of a mixed use project with a maximum Floor Area Ratio (FAR) of 4:1 in lieu of 1.5:1, for a new seven-story mixed-use residential and commercial project above a three-level subterranean parking garage, including 364 dwelling units, of which five percent, or 19 units, will be designated for moderate income residents and eight percent, or 29 units, will be designated for workforce income households up to 150 percent of Area Median Income, and approximately 52,619 square feet of ground-floor commercial space, with the height of the project at 102 feet, and including approximately 791 vehicle parking spaces and 455 bicycle parking spaces, for the properties located at 3525 West Eighth Street and 765 South Serrano Avenue, subject to Conditions of Approval as modified by PLUM Committee on July 25, 2017.
5. PRESENT and ADOPT the accompanying ORDINANCE dated February 23, 2017 and approved by the LACPC, for a Building Line Removal of the existing 15-foot building line along the western side of Serrano Avenue between Seventh Street and Eighth Street, established pursuant to Ordinance No. 114320.

6. PRESENT and ADOPT the accompanying ORDINANCE dated February 23, 2017 and approved by the LACPC, for a Building Line Removal of the existing 15-foot building line along the eastern side of Oxford Avenue between Seventh Street and Eighth Street, established pursuant to Ordinance No. 114296.
7. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:  
  
*. . . 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.*
8. INSTRUCT the DCP to update the General Plan and appropriate maps pursuant to this action.
9. ADVISE the applicant that, pursuant to 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.
10. 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.
11. NOT PRESENT and ORDER FILED the ORDINANCE dated February 23, 2017 relative to the Vesting Zone Change and Height District Change on the project site.

Applicant: Rescore Koreatown, LLC

Representative: Edgar Khalatian, Mayer Brown

Case No. CPC-2015-4613-GPA-VZC-HD-BL-CUB-SPR

CEQA No. ENV-2015-4641-MND

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 - AUGUST 15, 2017**

**(LAST DAY FOR COUNCIL ACTION - AUGUST 15, 2017)**

**10 VOTES REQUIRED ON SECOND READING**

Summary:

At a meeting held on July 25, 2017, the PLUM Committee considered a GPA, Vesting Zone and Height District Change, and Building Line Removals at the project site for the property located at 3525 West Eighth Street and 765 South Serrano Avenue. Staff from the DCP provided background information to the Committee. A representative from Council District 10 and the Applicant's Representative provided additional information on the project with proposed modifications to the Conditions of Approval. After an opportunity for public comment, the Committee recommended to approve the General Plan Amendment, Vesting Zone and Height District Change and Building Line Removals with the proposed modifications. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**