

NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change, Height District Change and Code Amendment for parcels adjacent to the Los Angeles River.

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 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. 14-0214 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 Negative Declaration [ENV-2015-1296-ND], filed May 19, 2015.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying NEW ORDINANCE, approved by the Director of Planning, on behalf of the LACPC, effecting a Zone Change from M2 to [Q]CM, Height District Change from 1VL to 1XL, Code Amendment to update [Q] Qualified Conditions established for properties within Subarea 33A established by Ordinance 176825, Q Conditions established for properties within portions of Subarea 33B and all of Subarea C in Ordinance 180154 and to establish a new set of Q Conditions for selected Los Angeles River adjacent parcels with a designated General Plan Land Use of Commercial Manufacturing that put in place additional development standards and restrictions for new residential and commercial uses, in addition to a decrease of the Height District, for parcels and portions thereof located between Blake Avenue and the Los Angeles River, north of Altman Street and south of Marsh Street; parcels north and south along Allesandro Street east of Crystal Street; parcels located between Blimp Street and Gail Street; parcels located at the eastern termination of Ripple Place; and parcels located at the terminus of Glover Place, between the Los Angeles River and Crystal Street.
4. NOT PRESENT and ORDER FILED the Ordinance approved by the LACPC on August 13, 2015.
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.

Fiscal Impact Statement: None submitted by the LACPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - DECEMBER 10, 2015

(LAST DAY FOR COUNCIL ACTION - DECEMBER 9, 2015)

Summary:

At the public hearing held on October 27, 2015, the Planning and Land Use Management Committee considered a Zone Change, Height District Change and Code Amendment for parcels adjacent to the Los Angeles River. Representative from the Department of City Planning provided background and information on the matter, along with presenting a minor change to the ordinance. After an opportunity for public comment, the Committee recommended that Council approve the report and recommendations of the LACPC, along with the minor change to the ordinance, for parcels adjacent to the Los Angeles River. This matter is now submitted to Council for its consideration.

As indicated in Recommendation No. 5 and pursuant to Section 12.32-G 3 of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

". . . the Council may decide to impose a permanent "Q" Condition . . . identified on the zone change map by the symbol Q in brackets . . . There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed."

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	ABSENT
ENGLANDER	YES
FUENTES	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**