

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and vesting zone change for property located at 1060-1094 West Exposition Boulevard; 3779-3785 South Wisconsin Street; and 1061-1095 West 38th Street within the South Los Angeles Community Plan.

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. 14-1548 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-2013-3341-MND] filed on April 25, 2014.
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 Director of Planning on behalf of the LACPC, APPROVING the proposed General Plan Amendment to the South Los Angeles Community Plan from Medium Residential to Community Commercial Land Use Designation for property at 1060-1094 West Exposition Boulevard; 3779-3785 South Wisconsin Street; and 1061-1095 West 38th Street.
4. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, effecting a vesting zone change from [Q]R3 to (T)(Q)C2 and eliminating an existing [Q] limitation as established by Ordinance 173809, subject to Conditions of Approval, for the proposed construction of a new mixed-use development with a maximum height of 72 feet, that will consist of 138 low income residential units, two market rate manager's units, 8,000 square feet of commercial floor area, and 132 parking spaces, for a total area of 180,825 square feet.
5. REMOVE (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
6. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
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: Holly Benson, Rolland Curtis Partners, LLC
Representative: Jim Ries, Craig Lawson and Company

Case No. CPC-2013-3340-GPA-ZC-DB-SPR

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 21, 2015

(LAST DAY FOR COUNCIL ACTION – JANUARY 21, 2015)

Summary:

At the public hearing held on December 2, 2014, the Planning and Land Use Management (PLUM) Committee considered a Mitigated Negative Declaration, reports from the Mayor, Director of Planning, and the LACPC, Resolution relative to a General Plan Amendment and Ordinance relative to a vesting zone change for property located at 1060-1094 West Exposition Boulevard; 3779-3785 South Wisconsin Street; and 1061-1095 West 38th Street within the South Los Angeles Community Plan. Staff from the Department of City Planning gave the Committee background information on the matter. Members of the public as well as staff from Council District Eight spoke.

After an opportunity for public comment, the Committee recommended that Council approve: the reports from the Mayor and the Director of Planning on behalf of the LACPC, the Resolution approving the proposed General Plan Amendment, and the Ordinance effecting a vesting zone change and eliminating an existing [Q] limitation, subject to Conditions of Approval. This matter is now submitted to Council for its consideration.

As indicated in Recommendation No. 7 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

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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-