

4/29/15

File No. 15-0437

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a request for a zone change and a transfer of Floor Area Rights (FAR) for property located at 400, 410, 412, 414, 418, 420, 422 South Broadway and 218 and 230 West 4th 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. 15-0437 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-2013-3187-MND] filed on November 7, 2014.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the LACPC, to amend zone change [Q] Qualified Condition No. 11 of Ordinance 180871, to permit a reduced floor to ceiling height of 9 feet in lieu of 15 feet for 580 square feet of the ground floor (and a total of 5,500 square feet of the entire ground floor), subject to modified Conditions of Approval, for the proposed construction of a mixed-use development consisting of a 34 story, high-rise residential condo tower, located at 400, 410, 412, 414, 418, 420, 422 South Broadway and 218 and 230 West 4th Street.
4. APPROVE a transfer of FAR, pursuant to Los Angeles Municipal Code Sections 14.5.6 and 14.5.8 through 14.5.12, from the Los Angeles Convention Center (Donor Site) at 1201 South Figueroa Street for the approximate amount of 227,742 square feet to the project site (Receiver Site) permitting a maximum FAR of 12.65:1 and 433,260 square feet of floor area in lieu of a 6:1 FAR which permits 205,518 square feet of floor area.
5. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
6. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.
7. 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.
8. 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: Izek Shomof, Grand Pacific 7-28, LLC  
Representative: Hamid Behdad, PE, Central City Development Group

Case No. CPC-2014-326-ZC-TDR-ZV-MS-CDO-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 - JULY 14, 2015**

**(LAST DAY FOR COUNCIL ACTION - JULY 1, 2015)**

Summary:

At the public hearing held on April 21, 2015, the Planning and Land Use Management Committee considered a request for a zone change and a transfer of FAR for a project located at 400, 410, 412, 414, 418, 420, 422 South Broadway and 218 and 230 West 4th Street. After an opportunity for public comment, the Committee recommended that Council approve the report and recommendations of the LACPC relative to the adoption of Mitigated Negative Declaration and the approval of the request for a zone change and a transfer of FAR. This matter is now forwarded to the Council for its consideration.

As indicated in Recommendation No. 6 and pursuant to Section 12.32-G 3 of the Los Angeles Municipal Code, 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
CEDILLO	ABSENT
ENGLANDER	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**