

5/12/15

File No. 15-0455

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to requests for a General Plan amendment and a zone and height district change for 805-833 South Catalina Street and 806-836 South Kenmore Avenue.

Recommendations for Council action:

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. 15-0455 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2006-7211-MND] filed on October 10, 2014.
2. ADOPT the FINDINGS of the Planning and Land Use Management Committee, attached to the Council file, as the Findings of the Council.
3. APPROVE a proposed General Plan amendment to the Wilshire Community Plan from Neighborhood Office Commercial and High Medium Residential to Regional Commercial land use designation and a zone and height district change request from (Q)C2-1 and R4-2 to R5-2, for the proposed construction of a 27-story mixed use building with 269 dwelling units and 7,500 square feet of commercial use, for property located at 805-833 South Catalina Street and 806-836 South Kenmore Avenue.
4. INSTRUCT the DCP to prepare and present the Resolution, Ordinance, Conditions of Approval, and any other necessary documents to effectuate a General Plan amendment to the Wilshire Community Plan from Neighborhood Office Commercial and High Medium Residential to Regional Commercial land use designation and a zone and height district change request from (Q)C2-1 and R4-2 to R5-2, at 805-833 South Catalina Street and 806-836 South Kenmore Avenue.
5. APPROVE the following condition:

Require, prior to the issuance of building permits, the Applicant to deposit the following amounts into City-owned accounts:

<u>Amount</u>	<u>Account</u>
1,000,000	Affordable Housing Trust Fund
250,000	Council District 10 Community Benefits Trust Fund

6. DIRECT the DCP to include in the Conditions of Approval an instruction that no building permits will be issued until the above condition is met.
7. AUTHORIZE the DCP to make any necessary technical adjustments.

Applicant: Mike Hakim, Colony Holdings, LLC

Case No. CPC-2006-8689-GPA-ZC-HD-CU-ZAA-SPR

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - JUNE 29, 2015

(LAST DAY FOR COUNCIL ACTION - JUNE 26, 2015)

(10 VOTES REQUIRED ON SECOND READING)

Summary

At the public hearing held on May 5, 2015 (continued from April 28, 2015), the Planning and Land Use Management Committee considered requests for a General Plan amendment and a zone and height district change for 805-833 South Catalina Street and 806-836 South Kenmore Avenue. Staff from the DCP gave the Committee background information on the project. The Committee was informed that while the Los Angeles City Planning Commission disapproved the requests for a General Plan amendment and for a zone and height district change, the Mayor approved the requests. The applicant provided testimony as well as individuals who supported and opposed the proposed project. Staff from Council District 10 spoke and requested the Committee to approve a condition that required, prior to the issuance of building permits, the applicant to deposit funds into the City's Affordable Housing Trust Fund and into the Council District 10 Community Benefits Trust Fund.

After an opportunity for public comment, the Committee recommended that Council concur with the Mayor; approve the requests for a General Plan amendment and a zone and height district change; approve the condition requested by Council District 10; and instruct the DCP to prepare and present the necessary documents to effectuate the proposed construction of a 27-story mixed use building with 269 dwelling units and 7,500 square feet of commercial use, for property located at 805-833 South Catalina Street and 806-836 South Kenmore Avenue. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER	VOTE
HUIZAR:	YES
CEDILLO:	ABSENT
ENGLANDER:	YES

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-