

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a zone change request for 11421 West Olympic Boulevard and 2136-2144 South Butler Avenue.

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. 15-0705 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-2013-1740-MND] filed on January 30, 2015.
2. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring Program as the Findings of Council and ADOPT the Mitigation Monitoring Program.
3. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
4. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, effecting a zone change from R2-1 and C2-1 to (T)(Q)C2-1, for the proposed construction of a six-story, 77 unit mixed-use development with seven units reserved for very low income households, subject to Conditions of Approval approved by the Planning and Land Use Management Committee on June 16, 2015 and attached to Council file No. 15-0705, for property located at 11421 West Olympic Boulevard and 2136-2144 South Butler Avenue.
5. NOT PRESENT and ORDER FILED the ordinance approved by the LACPC on April 23, 2015.
6. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
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: Daniel Saporzadeh, Hypericum Companies

Representative: Jonathan Lonner, Burns and Bouchard, Inc.

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 - SEPTEMBER 6, 2015

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 4, 2015)

Summary:

At the public hearing held on June 16, 2015, the Planning and Land Use Management Committee considered a zone change request at 11421 West Olympic Boulevard and 2136-2144 South Butler Avenue. Staff from the Department of City Planning gave the Committee background information on the matter. Council District 11 staff also spoke and requested modifications to the Conditions of Approval. After an opportunity for public comment, the Committee recommended that Council approve the modifications to the Conditions of Approval as requested by Council District 11 as well approve the report and recommendations of the LACPC relative to Mitigated Negative Declaration and Ordinance effecting a zone change for property located at 11421 West Olympic Boulevard and 2136-2144 South Butler Avenue. This matter is now forwarded to the Council for its consideration.

As indicated in Recommendation No. 6 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> |
|---------------|-------------|
| HUIZAR | YES |
| CEDILLO | YES |
| ENGLANDER | YES |

EA/SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

Sec. _____. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

HOLLY L WOLCOTT, City Clerk

By _____
Deputy

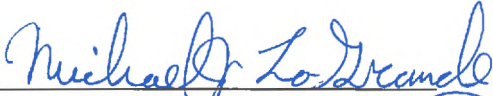
Approved _____


Mayor

Pursuant to Sec. 559 of the City Charter,
I approve this ordinance on behalf of the
City Planning Commission and
recommend that it be adopted....

June 17, 2015
See attached report

File No. CF-15-0705
CPC-2013-1739-ZC-DB-SPR



Michael J. LoGrande
Director of Planning 



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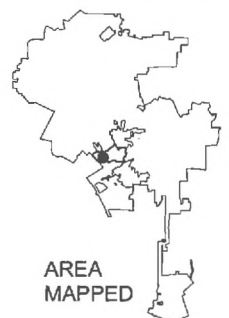


C.M. 123 B 153

CPC 2013-1739 ZC DB SPR

LH/AB

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(Q) QUALIFIED CONDITIONS OF APPROVAL**APPROVED BY THE PLANNING AND LAND USE MANAGEMENT COMMITTEE****ON JUNE 16, 2015**

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification:

1. **Use.** The use of the property shall be in substantial conformance with "Exhibit C" and those uses permitted in the C2-1 Zone.
2. **All-Residential.** The development of an all-residential project is prohibited. A mixed-use residential and commercial development shall be permitted.
3. **Site Plan.** The development of the property shall be in substantial conformance with this approval and the plans submitted by the applicant and attached to the case file as "Exhibit C."
4. **Public Open Space.** The project shall include an outdoor seating area, approximately 600 square feet in size, at the corner of Olympic Boulevard and Butler Avenue for commercial patrons. The seating area shall include landscaping and lighting as shown in "Exhibit C."
5. **Floor Area Ratio (FAR).** The project FAR shall not exceed 2.95:1 or 78,772 square feet.
6. **Height.** The building shall be limited to a maximum height of 59 feet 11 inches. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties.
7. **Massing.** The rear portion of the building shall be stepped back a minimum of 47 feet 5 inches at the sixth floor, 38 feet at the fifth floor, 34 feet 6 inches at the fourth floor, 25 feet at the third and second floors, and 20 feet at the ground floor as depicted in "Exhibit C." The rear setback at the ground floor shall be heavily landscaped as depicted in "Exhibit C".
8. **Rooftop Equipment.** All rooftop equipment and appurtenances shall be screened from public view or shall be architecturally integrated into the design of the building.
9. **Utilities.** Utilities (specifically all LADWP transformers and/or LADWP switch-gears) shall not be visible from public rights-of-way. These items, shall be located behind landscape screening as shown on "Exhibit C".