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Date: June 10, 2016

Honorable City Council

200 North Spring Street
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Los Angeles, CA 90012

City Plan Case No. CPC-2015-74-GPA-SP-
CUB-SPP-SPR

Council File No: 16-0033

Council District: 13 – O'Farrell

**MODIFICATION TO SPECIFIC PLAN PROJECT PERMIT COMPLIANCE FINDING
FOR TARGET PROJECT WITHIN THE VERMONT/WESTERN TRANSIT ORIENTED
DISTRICT SPECIFIC PLAN, STATION NEIGHBORHOOD AREA PLAN (SNAP)**

Dear Councilmembers:

On November 12, 2015, the City Planning Commission (CPC) considered an application filed by the Target Corporation for the development of a Target store within the SNAP. One of the recommendations made by the CPC was the approval of an Amendment to the SNAP to establish land use regulations, development standards and design guidelines for a new Subarea F within the plan, and to change the subarea designation of the subject property from Subarea C to Subarea F. The City Planning Commission made findings that the proposed Amended Ordinance would be in conformance with the General Plan and be in conformity with public necessity, convenience, general welfare and good zoning practice. The City Planning Commission also approved an associated Specific Plan Project Permit Compliance, a Conditional Use, a Site Plan Review, a General Plan Amendment, and an Addendum to the project's Environmental Impact Report (EIR).

On March 22, 2016, the Planning and Land Use Management (PLUM) Committee of the City Council voted to recommend approval of the SNAP Amendment proposed by the CPC, with one change pursuant to a request by Council District 13: to modify the City Planning Commission recommendation which required childcare be provided on-site, and instead allow projects in Subarea F to utilize an in-lieu fee option in satisfaction of the on-site childcare requirement of the SNAP. The PLUM Committee also approved

the associated Specific Plan Project Permit Compliance, a Conditional Use, a Site Plan Review, and the EIR Addendum.

On May 4, 2016 the Los Angeles City Council approved the Specific Plan Amendment, Specific Plan Project Permit Compliance, Conditional Use, Site Plan Review, and the EIR Addendum as forwarded by the PLUM Committee. The General Plan Amendment was denied.

However, Specific Plan Project Permit Compliance Finding 12.d. requires a modification in order to be in conformance with the Specific Plan Amendment as approved by City Council. Therefore, the revised Specific Plan Project Compliance Finding 12.d. shall read as follows:

Child Care. Per Section 6.G of the SNAP, all commercial and mixed-use projects which total more than 100,000 square feet or more of non-residential floor area shall include child care facilities to accommodate the child care needs of the project employees for pre-school children. Per these requirements, the project is required to provide a 3,895 square-foot indoor Childcare Facility, plus the required amount of Ground Floor Play Area. As an alternative, and pursuant to Section G.4 of the Specific Plan, the applicant may request to provide a Cash Payment in lieu of all of the required indoor floor area and outdoor play area. This request for a cash payment in lieu of the required Child Care facility must be authorized by the Department of Recreation and Parks (pursuant to Ordinance 181192). If authorized, this cash payment must be deposited into the City's Child Care Trust Fund prior to the issuance of a Certificate of Occupancy.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Shana Bonstin
Principal City Planner