

ENVIRONMENTAL IMPACT REPORT (EIR), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, ORDINANCE FIRST CONSIDERATION and appeals relative to a General Plan Amendment, Vesting Zone Change and Height District Change for the property located at 333 South La Cienega Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE based on the whole of the administrative record, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21155.1 as a Sustainable Communities Project.
2. FIND based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in ENV-2015-897-EIR, SCH No. 2016011061 (under related case VTT-74131-1A); and pursuant to CEQA Guidelines Sections 15162 and 1564, no subsequent EIR or addendum is required for approval of the project.
3. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
4. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and modified by the PLUM Committee, APPROVING the proposed General Plan Amendment to the Wilshire Community Plan to change the land use designation of the subject property from Neighborhood Office Commercial to General Commercial, and to modify Footnote No. 5.1 of the Wilshire Community Plan Land Use Map to permit a Height District of 2D with development limited to a maximum floor area ratio of 4 to 1.
5. PRESENT and ADOPT the accompanying NEW ORDINANCE dated January 18, 2017 signed by the Director of Planning on behalf of the LACPC, effecting a Vesting Zone and Height District Change from C2-1VL-O to (T)(Q)C2-2D-O, for a mixed-use development consisting of 145 residential units, with: a) a minimum of seven units shall be reserved as Very Low Income units for five percent of the base dwelling units, as defined by the State Density Bonus Law 65915(c)(2); b) a minimum of one unit shall be reserved as a Very Low Income unit (not Density Bonus - based on additional unit to reflect five percent of total units for Very Low Income); and c) a minimum of six units shall be reserved as Moderate Income units (not Density Bonus), and 31,055 square feet of commercial uses consisting of a 27,685 square-foot grocery market and 3,370 square-foot restaurant, with the height of the development being up to 185 feet on an approximately 1.15-acre site, including 362 total parking spaces for commercial and residential uses within two subterranean levels and three parking levels above the ground floor, including 299 bicycle parking spaces, and containing 294,294 square feet of floor area upon full build out, for the property located at 333 South La Cienega Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee and attached to Council file No. 16-1368-S2.
6. RESOLVE TO GRANT IN PART/DENY IN PART THE APPEALS filed by Beverly Wilshire Homes Association, Incorporated (Representative: Sabrina D. Venskus, Esq., Venskus and Associates, A.P.C.), and Joseph Bourgeois, SoCal Environmental Justice Alliance (Representative: Gary Ho, Esq., Blum Collins, LLP), to DENY the appeal and

THEREBY APPROVE the following, subject to the modifications approved by the PLUM Committee and attached to Council file No. 16-1368-S2:

- a) Master Conditional Use Permit to allow the on-site and off-site sale of full line of alcoholic beverages in conjunction with a proposed grocery market and the on-site sale and consumption of a full line of alcoholic beverages in conjunction with a full service restaurant.
 - b) Variance from the Los Angeles Municipal Code (LAMC) Section 12.21-A, 16(E)(2)(iii) to allow alternative stall siting for long-term bicycle parking.
 - c) On-Menu Density Bonus Incentive pursuant to the LAMC Section 12.22-A, 25(F)(4) (i) for a twenty percent increase in Floor Area Ratio (FAR) to permit a 4.8:1 FAR, in lieu of 4:1 FAR set forth in the proposed D limitation.
 - d) Site Plan Review for a project that results in an increase of more than 50 dwelling units.
7. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
8. ADVISE the applicant of Q Qualified classification time limit as described and pursuant to Section 12.32-G.2(f) of the LAMC:
- ... 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.*
9. 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.
10. 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.
11. NOT PRESENT and ORDER FILED the Ordinance dated November 10, 2016.

Applicant: CRM Properties

Representative: George J. Mhlsten, Latham and Watkins LLP

