

ENVIRONMENTAL IMPACT REPORT (EIR), ERRATA, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone change and appeals for the properties located at 11750-11770 Wilshire Boulevard.

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

1. FIND, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the EIR including the Errata, ENV-2013-3747-EIR, SCH No. 2014031014 certified on November 17, 2016 (under related case VTT-73387-1A); and pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15164, no subsequent EIR or Addendum is required for the approval of the project.
2. ADOPT the FINDINGS of the PLUM Committee, as the Findings of the Council.
3. PRESENT and ADOPT the accompanying NEW ORDINANCE dated January 31, 2017, approved by the Director of Planning on behalf of the Los Angeles City Planning Commission (LACPC), effecting a Vesting Zone Change from [Q]C2-2-CDO to (T)(Q)C2-2-CDO, for a mixed-use development consisting of the new construction of a 34-story residential building with a total of 376 multi-family dwelling units, utilizing a ministerial Density Bonus by setting aside five percent of the dwelling units (16 units) for Very Low Income households in exchange for a 20 percent Density Bonus to achieve an additional 63 units in lieu of the by-right density of 313 base dwelling units, incorporating an approximately 40,544 square-foot privately maintained, publicly accessible open space area on a 2.8-acre site, with the demolition of the existing 42,900 square-foot, single-story supermarket building to accommodate the new residential building and the existing 364,791 square-foot, 17-story office building to remain, for the properties located at 11750-11770 Wilshire Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee and attached to Council file No. 16-1458-S1.
4. RESOLVE TO GRANT IN PART/DENY IN PART THE APPEALS filed by Golden State Environmental Justice Alliance dba: Socal Environmental Justice Alliance (Representative: Craig M. Collins, Esq., Blum Collins LLP), and THEREBY SUSTAIN the decision of the LACPC in approving the following:
 - a. Special Permission for the Reduction of Off-Street parking spaces pursuant to the Los Angeles Municipal Code (LAMC) Section 12.24-Y to allow a ten percent parking reduction for an existing commercial building located within 1,500 feet of a transit facility.
 - b. Design Overlay Plan Approval pursuant to the LAMC Section 13.08 with respect to the West Wilshire Boulevard Community Design Overlay District.
 - c. Site Plan Review pursuant to LAMC Section 16.05-C,1(B) for a project resulting in a net increase of 50 or more residential units.

5. NOT PRESENT and ORDER FILED the Ordinance dated November 17, 2016.
6. ADVISE the applicant of Q Qualified classification time limit, pursuant to Section 12.32-G.2(f) of the Los Angeles Municipal Code as described and follows:

. . . 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.

Applicant: Douglas Emmett Management, LLC

Representative: Jonathan Lonner, Burns and Bouchard, Inc.

Case No. CPC-2015-2662-VZC-ZAD-CDO-SPR

CEQA Nos. ENV-2013-3747-EIR; SCH No. 2014031014

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 - MARCH 1, 2017

(LAST DAY FOR COUNCIL ACTION - MARCH 1, 2017)

Summary:

At a regular meeting held on January 31, 2017, the PLUM Committee considered a draft Ordinance effecting a Zone Change and appeals for the properties at 11750-11770 Wilshire Boulevard. Staff from the Department of City Planning provided the Committee background information. The appellant commented on the project. The applicant representative provided additional information. A representative from Council District 11 commented on the matter in support. After an opportunity for public comment, the Committee recommended to approve the Zone Change and Grant in part/Deny in part the appeals. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'J. Lonner', written over a horizontal line.

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	ABSENT
CEDILLO	YES
ENGLANDER	YES
PRICE	YES

SD
16-1458-S1_RPT_PLUM_1-31-17

-NOT OFFICIAL UNTIL COUNCIL ACTS-