

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change and Height District Change for the property located at 2136, 2140, 2144, and 2148 East Violet Street.

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

1. FIND, pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, after consideration of the whole of the administrative record, including the MND No. ENV-2016-1707-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND, that the MND reflects the independent judgment and analysis of the City; FIND that the mitigation measures have been made enforceable conditions on the project; and ADOPT the MND and the MMP prepared for ENV-2016-1707-MND.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated November 10, 2016, effecting a Vesting Zone Change and Height District Change from M3-1-RIO (Manufacturing Zone with a maximum 1.5 to 1 Floor Area Ratio [FAR]) to (T)(Q)M3-2D-RIO (Manufacturing Zone with a maximum 3 to 1 FAR) for the demolition of an industrial warehouse and scrap metal yard, and the construction, use, and maintenance of a 96,936 square-foot nine-story office building with ground floor retail, four stories of above-grade parking, and four stories of office with a FAR of 3 to 1, including 90,773 square feet of office space on floors six through nine and 6,163 square feet of ground-floor retail, 200 automobile parking spaces on the ground floor through fifth floor, and 37 bicycle parking spaces (14 short-term and 23 long-term), for the property located at 2136, 2140, 2144, and 2148 East Violet Street, subject to modified Conditions of Approval.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

... 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.
5. ADVISE the applicant that, pursuant to 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.

6. 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: Richard G. Newman, Violet Street Investor, LLC

Representative: Dale Goldsmith and Matt Dzurec, Ambruster Goldsmith and Delvac LLP

Case No. CPC-2016-1706-VZC-HD-SPR

CEQA No. ENV-2016-1707-MND

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 - JUNE 18, 2018

(LAST DAY FOR COUNCIL ACTION - JUNE 15, 2018)

Summary:

At a regular meeting held on April 10, 2018, the PLUM Committee considered a draft Ordinance for a Vesting Zone Change and Height District Change for the property located at 2136, 2140, 2144, and 2148 East Violet Street. After an opportunity for public comment, the Committee recommended to approve the Vesting Zone Change and Height District Change Ordinance for the project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-