

ENVIRONMENTAL IMPACT REPORT (EIR), ERRATAS, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone and Height District Change for the properties located at 22055-22147 West Clarendon Street.

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

1. FIND, based on the independent judgment of the Los Angeles City Planning Commission (LACPC), after consideration of the whole of the administrative record, the Project was assessed in Environmental Clearance No. ENV-2015-1853-EIR (SCH. No 2015071037), including the Erratas, Mitigation Measures and Mitigation Monitoring Program, certified by the Deputy Advisory Agency on October 13, 2016, (under Case No. VTT-74170); and pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project.
2. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated November 17, 2016, effecting a Zone Change and Height District Change from CR-1VLD, P-1VLD, and R1-1VL to (T)(Q)RAS4-1L, for the demolition of an existing post office and office building consisting of 385,976 square feet, and construction of a multi-family housing project consisting of a five-story residential building with 335 residential units, of which 17 units (five percent) would be set aside for Very Low Income Households as defined by the State Density Bonus Law 65915(C)(2), with an additional nine units (2.5 percent) set aside for Very Low Income Households not subject to the State Density Bonus Law 65915(C)(2), and a six level parking structure and surface parking providing 564 parking spaces and 369 bicycle stalls, utilizing Parking Option One, with a club house and leasing office, on a 4.22 net acre site, for the property located at 22055-22147 West Clarendon Street, subject Conditions of Approval, as modified by the PLUM Committee and attached to Council file No. 17-0070.
4. ADVISE the applicant of Q Qualified classification time limit, pursuant to the Los Angeles Municipal Code:

... 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: Darin Hansen, AMCAL Equities, LLC

Representative: Eric Lieberman, QES, Inc.

Case No. CPC-2015-3686-ZC-HD-DB-SPP-SPR

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 - APRIL 20, 2017

(LAST DAY FOR COUNCIL ACTION - APRIL 19, 2017)

Summary:

At a regular meeting held on February 21, 2017, the PLUM Committee considered a Zone and Height District Change for the properties at 22055-22147 West Clarendon Street. Staff from the Department of City Planning provided the Committee with background information regarding the project. A representative from Council District Three presented some amendments to the Conditions of Approval. After an opportunity for public comment the Committee recommended to approve the Zone and Height District Change with the amendments presented by Council District Three. 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
CEDILLO	ABSENT
ENGLANDER	YES
PRICE	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-