

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the property located at 1691 West Adams Boulevard.

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

1. FIND, based on independent judgment from the decision maker that pursuant to Section 21084 of the California Public Resources Code and on the whole of the administrative record, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15303 (New Construction of Small Structure), 15331 (Historic Resource), and 15332 (In-fill Development) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the South Los Angeles Area Planning Commission (SLAAPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated December 6, 2016, effecting a Vesting Zone Change from C1-1VL-HPOZ to (T)[Q]C2-1VL-HPOZ to allow the demolition of an automotive fueling station with a 1,862 square-foot building and eight vehicle fueling stations and the construction of a 2,500 square-foot building with 10 vehicle fueling stations operating 24 hours a day, for the property located at 1691 West Adams Boulevard, subject to Conditions of Approval.
4. ADVISE the applicant, pursuant to Section 12.32-G of the Los Angeles Municipal Code:

*. . . the Council may decide to impose a permanent Q Condition . . . identified on the zone change map by the symbol Q in brackets . . . There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.*

5. 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.
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: Benjamin An, JC 2020 Corporation

Representative: Michael Pauls, Michael Pauls Associates

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Case No. APCS-2016-1560-VZC-VCU-CCMP

CEQA No. ENV-2016-1561-CE

Fiscal Impact Statement: The SLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - MAY 17, 2017**

**(LAST DAY FOR COUNCIL ACTION - MAY 17, 2017)**

Summary:

At a regular meeting held on May 2, 2017, the PLUM Committee considered a Vesting Zone Change for the property located at 1691 West Adams Boulevard. Staff from the Department of City Planning provided background information on the project. A representative for the Applicant also commented on the project. After an opportunity for public comment, the Committee recommended to approve the project, with an instruction for the Department of City Planning to clarify the owner information of the property. 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	YES
ENGLANDER	ABSENT
PRICE	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**