

MITIGATED NEGATIVE DECLARATION (MND) and ERRATA, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone and Height District Change for the properties located at 2501-2515 West Olympic Boulevard, 980-992 South Arapahoe Street, and 981 South Hoover Street.

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

1. FIND, pursuant to California Environmental Quality Act Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND, No. ENV-2014-4943-MND, Errata dated November 17, 2017 and December 4, 2017, 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 the MND reflects the independent judgment and analysis of the City; FIND the Mitigation Measures have been made enforceable conditions on the project; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated February 8, 2018, effectuating a Zone Change and Height District Change from C2-2 to (T)(Q)C2-1, for the construction of a new seven-story, mixed-use development consisting of 173 residential units and 34,065 square feet of commercial uses with a total of 262 on-site vehicle parking spaces (201 spaces for residential uses, 61 spaces for commercial uses) located within one ground floor parking level and two subterranean parking levels, on a Project Site that consists of nine contiguous lots totaling 51,949 square feet in size and is currently vacant with the building measuring approximately 90 feet in height and contain approximately 182,680 square feet of floor area; as part of this application, the Director of Planning initiated a Zone Change and Height District Change as a technical correction to a previously recorded mapping error in order to create consistency between the Zone designation and the General Plan Land Use designation for the C2 zoned lots, for the properties located at 2501-2515 West Olympic Boulevard, 980-992 South Arapahoe Street, and 981 South Hoover Street, subject to Conditions of Approval.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

*...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q 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: Shahin Simon Neman, NY Properties, LLC

Representative: James Santa Maria, Santa Maria Group

Case No. CPC-2014-4942-ZC-HD-DB-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 - JUNE 26, 2018**

**(LAST DAY FOR COUNCIL ACTION - JUNE 26, 2018)**

Summary:

At a regular meeting held on May 1, 2018, the PLUM Committee considered a LACPC report regarding a Zone and Height District Change for the properties at 2501-2515 West Olympic Boulevard, 980-992 South Arapahoe Street, and 981 South Hoover Street. After an opportunity for public comment, the Committee recommended on consent to approve the Zone and Height District Change. 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	ABSENT
PRICE	YES

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**