

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the properties located at 755 South Los Angeles Street and 751-761 South Los Angeles Street.

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

1. FIND, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article III, Section 1, Classes 1 and 32, 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 Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated February 8, 2018, effectuating a Vesting Zone Change and Height District Change from M2-2D to (T)M2-2D to amend the Development D Limitation to permit a 4:9:1 Floor Area Ratio (FAR) in lieu of the existing D Limitation of a 3:1 FAR, for improvement to an existing 79,793 square-foot light manufacturing building with a 15,879 square-foot basement currently used for storage, including a change of use from clothing manufacturing, retail, accessory office, and storage uses to office, food hall/restaurant, and storage uses; and a 9,541 square-foot rooftop restaurant addition, resulting in a net floor area increase of 6,856 square feet and a total floor area of 86,649 square feet, with a lot area of approximately 18,024 square feet, and the Project proposes a FAR of approximately 4.9:1, with the floor area being distributed as follows: 59,292 square feet of general and/or creative office space on floors two through five; nine restaurants totaling 27,357 square feet, including an eight-tenant food hall with outdoor dining on the ground floor/mezzanine and basement, and one rooftop restaurant with outdoor dining, with four automobile parking spaces being proposed off-site, and 16 bicycle parking spaces being proposed on-site (four short-term and 12 long-term), for the properties located at 755 South Los Angeles Street and 751-761 South Los Angeles Street, subject to Conditions of Approval.
4. 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.
5. 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: 755 South Los Angeles Street, LLC

Representative: Stephen Kia, Urban Concepts

Case No. CPC-2016-4962-VZC-HD-MCUP-ZV-SPR

Environmental No. ENV-2016-4963-CE

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 June 5, 2018, the PLUM Committee considered a LACPC report regarding a Vesting Zone Change for the properties at 755 South Los Angeles Street and 751-761 South Los Angeles Street. After an opportunity for public comment, the Committee recommended on consent to approve the Vesting Zone and Height District Changes. 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

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-