

ENVIRONMENTAL IMPACT REPORT (EIR), PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA) and Vesting Zone Change and Height District Change for the property located at 668 South Alameda Street, 1516-1570 Industrial Street, and 675 Mill Street.

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

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the 668 Alameda Project EIR No. ENV-2016-3576-EIR, SCH No. 2016121002 certified on July 12, 2018, and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent environmental impact report, negative declaration, nor addendum is required for approval of the project.
2. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the Los Angeles City Planning Commission (LACPC), APPROVING the GPA to amend the Central City North Community Plan to change the land use designation of the site project site from Heavy Manufacturing to Regional Center Commercial land use.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated September 28, 2018 and disapproved by the Director of Planning on behalf of the LACPC, effectuating a Vesting Zone Change and Height District Change from M3-1-RIO to [T][Q]C2-2D-RIO for a mixed used development consisting of 475 live/work units (including an affordable housing component) totaling approximately 516,101 square feet of live/work floor area, and approximately 61,200 square feet of ground floor commercial uses (with the commercial uses including approximately 15,815 square feet of arts and production/commercial space), a 15,102 square foot full-service grocery store, 9,943 square feet of commercial/retail space, 16,140 square feet for restaurant, cafe, or bar uses, and 4,200 square feet of other supporting space (with the restaurants and retail uses directly accessible from Industrial Street with individual street entrances), and the project consisting of seven stories above grade with a maximum building height of 85 feet, with a total of 842 parking spaces provided within a four-level parking structure with three levels below grade and one level at grade, with the overall Floor Area Ratio at approximately 3.55 to 1, for the property located at 668 South Alameda Street, 1516-1570 Industrial Street, and 675 Mill Street, subject to Conditions of Approval as modified by PLUM Committee on September 25, 2018 and attached to Council file No. 18-0826, including the following:
 - a. That the amendments to the Conditions of Approval are consistent with the changes requested by the Applicant in their letter dated September 19, 2018.

- b. Require that the Applicant provide \$2 million to the Council District 14 (CD 14) Public Benefits Trust Fund for future affordable housing, homeless services, transportation or streetscape improvements, or other public serving community benefits within CD 14.
 - c. A minimum of \$500,000 shall be paid no later than 60 days following the end of the entitlements appeal period.
5. INSTRUCT the Department of City Planning (DCP) to amend the Conditions of Approval such that all conditions are consistent with those as modified by the PLUM Committee on September 25, 2018 and adopted by City Council.
6. INSTRUCT the DCP to update the General Plan and appropriate maps pursuant to this action.
7. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...the Council may decide to impose a permanent Q Qualified classification... identified on the Zoning 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.
8. 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.
9. 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: AVA Arts District, LP

Representative: Edgar Khalatian, Mayer Brown LLP

Case No. CPC-2016-3575-GPA-VZC-HD-MCUP-DB-SPR-WDI

Environmental No. ENV-2016-3576-EIR, State Clearinghouse No. 2016121002

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 - NOVEMBER 13, 2018

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 13, 2018)

10 VOTES REQUIRED

Summary:

At a regular meeting held on September 25, 2018, the PLUM Committee considered a GPA and Vesting Zone Change and Height District Change for the property located at 668 South Alameda Street, 1516-1570 Industrial Street, and 675 Mill Street. Staff from the Department of City Planning provided background information on the project. The Applicant and a Representative for the Applicant provided comments requesting modifications to the project conditions. After an opportunity for public comment, the Committee recommended to approve the GPA and Vesting Zone Change and Height District Change for the project with modified conditions. 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	ABSENT
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-