

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, Zone Change and Height District Change for the properties located at 554-562 South San Pedro Street, and 555-561 South Crocker Street.

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

1. FIND, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 SCEA, No. ENV-2017-615-SCEA, and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; FIND that the City Council held a hearing on and adopted the SCEA on October 26, 2018 (Council file No. 18-0889) pursuant to PRC Section 21155.2(b)(6); FIND the Project is a transit priority project as defined by PRC Section 21155 and the project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Report(s) (EIR), including SCAG 2016-2040 RTP/SCS EIR State Clearinghouse No. 2015031035; FIND all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; FIND with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; FIND the SCEA reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the SCEA and the Mitigation Monitoring Program prepared for the SCEA.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION for a General Plan Amendment to the Central City Community Plan to do the following: a) Re-designate the land use of the project site from Light Manufacturing to Regional Commercial; and b) Remove Footnote No. 3 from the project site to allow Height District 4 on the site in lieu of the Height District 4-D with a 6:1 Floor Area Ratio (FAR) limitation.
4. PRESENT and ADOPT the accompanying ORDINANCE dated November 29, 2018, effectuating a Zone Change and Height District Change from M2-2D to [T][Q]C2-4D, consistent with the recommended General Plan Amendment, and dismiss one Developer's Incentive as not necessary to permit a 35 percent increase in FAR for a maximum 8.1:1 FAR, or 223,625 square feet in lieu of the Development D Limitation of 6:1 FAR, or 165,641 square feet, with two Developer's Incentives to permit the following: a) A 33 percent reduction in the required open space, a 50 percent reduction in the required number of trees, and to permit up to 76 percent of the common open space to be interior common open space or covered open space in lieu of the regulations of the Los Angeles

Municipal Code Section 12.21 G, and b) Zero parking spaces to be required for dwelling units set aside for households earning less than 50 percent of the Area Medium Income as determined by the Housing and Community Investment Department in lieu of the parking required pursuant to 12.21 A.4; for the demolition and removal of existing structures and two street trees and the construction, use, and maintenance of 382 residential dwelling units (378 units set aside for Very-Low Income Households and four manager units) and 2,250 square feet of commercial floor area, including 48 trees and 26,060 square feet of open space, of which 10,245 square feet would also be utilized for Philanthropic Institutional uses, totaling 25,498 square feet of the project's residential floor area which will provide Philanthropic Institutional services such as counseling, career center, and computer training room for project tenants, including 32 vehicular parking spaces within one subterranean level and 291 bicycle parking spaces and consisting of two buildings, Tower 1A and 1B, with a ground floor outdoor courtyard located between the two buildings with Tower 1A located on the eastern portion of the site, with a proposed maximum height of 200 feet and 18 stories and would include 278 residential dwelling units (275 Very-Low Income Household units and 3 manager units); and Tower 1B located on the western portion of the site, with a proposed maximum height of 132 feet and 12 stories and would include 104 residential dwelling units (103 Very-Low Income Household units and 1 manager unit), with a total proposed floor area of the project being 222,574 square feet, for the properties located at 554-562 South San Pedro Street and 555-561 South Crocker Street, subject to Conditions of Approval.

5. ADVISE the applicant, pursuant to the Los Angeles Municipal Code Section 12.32 G:

. . . 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.

6. 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.
7. 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.
8. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.

Applicant: Weingart Center Association

Representative: Jim Ries, Craig Lawson and Company LLC

Case No. CPC-2017-614-GPAJ-ZCJ-HD-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 - MARCH 5, 2019

(LAST DAY FOR COUNCIL ACTION - MARCH 5, 2019)

Summary:

At a regular meeting held on January 15, 2019, the PLUM Committee considered a report from the LACPC for a General Plan Amendment, Zone Change and Height District Change for the properties at 554-562 South San Pedro Street and 555-561 South Crocker Street. After an opportunity for public comment, the Committee recommended on consent to approve the General Plan Amendment and Ordinance for the 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>
HARRIS-DAWSON	YES
BLUMENFIELD	YES
PRICE	ABSENT
CEDILLO	YES
SMITH	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-