

FINAL ENVIRONMENTAL IMPACT REPORT (EIR), DRAFT EIR, ERRATUM, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, RESOLUTION, ORDINANCE, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a General Plan Amendment (GPA), Zone Change, Height District Change, and Conditional Use Permit and Site Plan Review appeals for property located at 129-135 West College Street and 924 North Spring Street.

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

1. FIND that, based on the independent judgement of the Los Angeles Planning Commission (LACPC), after consideration of the whole of the administrative record, the project was assessed in the College Station Project EIR, No. ENV-2012-2055-EIR; State Clearinghouse No. 2014061066 certified on December 13, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the College Station Project.
2. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION for a GPA to the Central City North Community Plan to redesignate the land use of the Project Site from the Hybrid Industrial to Regional Center Commercial land use.
4. PRESENT and ADOPT the accompanying NEW ORDINANCE dated March 20, 2019, disapproved by the Director of City Planning on behalf of the LACPC, effectuating a Zone Change and Height District Change on the Project Site from UC(CA) to (T)(Q)C2-2 for the construction, use and maintenance of a seven-story mixed-use development with up to 725 multi-family residential units (37 units or five percent reserved for Very Low Income Households) and 51,600 square feet of commercial uses, totaling up to 618,580 square feet of floor area on a 4.92-acre vacant site located at 129-135 West College Street and 924 North Spring Street, subject to Conditions of Approval as modified by the PLUM Committee and attached to the Council file.
5. RESOLVE TO DENY THE APPEALS filed by the Laborer's International Union of North America, Local 300 (Representative: Richard Drury, Lozeau Drury LLP); Coalition for Responsible Equitable Economic Development c/o Nirit Lotan (Representative: Nirit Lotan, Adams Broadwell Joseph and Cardozo); and Southwest Regional Council of Carpenters (Representative: Nicholas Whipps, Wittwer Parkin LLP), and THEREBY SUSTAIN the decision of the LACPC in sustaining the determination of the Advisory Agency's approval of the following: a) Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption at one establishment, and on-site consumption for up to seven establishments; and b) Site Plan Review for a development project which creates over 50,000 square feet of non-residential floor area and over 50 dwelling units; for the construction, use and maintenance of a seven-story mixed-use development with up to 725 multi-family residential units (37 units or five percent reserved for Very Low Income Households) and 51,600 square feet of commercial uses, totaling up to 618,580 square feet of floor area on a 4.92-acre vacant site located at 129-135 West College Street and 924 North Spring Street, subject to Conditions of Approval as modified

by the PLUM Committee and attached to the Council file.

6. INSTRUCT the Department of City Planning 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:

...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 of 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.

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.

10. NOT PRESENT and ORDER FILED the Ordinance dated December 13, 2018.

Applicant: Jeffrey Goldberger, Atlas Capital Group LLC

Representative: Kyndra Casper, DLA Piper LLC

Case No. CPC-2012-2054-GPA-ZC-HD-MCUP-SPR-1A

Environmental No. ENV-2012-2055-EIR; State Clearinghouse No. 2014061066

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - APRIL 15, 2019

(LAST DAY FOR COUNCIL ACTION - APRIL 12, 2019)

10 VOTES REQUIRED ON SECOND READING

Summary:

At a regular meeting held on March 19, 2019, the PLUM Committee considered Mayor

and LACPC reports regarding a General Plan Amendment, a Zone Change and Height District Change, and appeals for the properties at 129-135 West College Street and 924 North Spring Street. Staff from the Department of City Planning provided an overview. The Appellant Representative of the Laborer's International Union of North America, Local 300 made a presentation and comments were made by the Appellant Coalition for Responsible Equitable Economic Development. The Applicant made a presentation and requested modifications to the Conditions of Approval. After an opportunity for public comment, Council Member Cedillo commented on the matter and the Committee recommended to deny the appeals subject to Modified Conditions of Approval. 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

RM

-NOT OFFICIAL UNTIL COUNCIL ACTS-