

STATUTORY EXEMPTION, MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, Zone Change, and a Site Plan Review appeal for the property located at 1424 North Deepwater Avenue.

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

1. FIND, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND, No. ENV-2018-7330- MND and all comments received, 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; and, ADOPT the MND.
2. FIND, pursuant to Public Resources Code (PRC) Section 21080.27, that the project is a supportive housing project that meets all of the requirements of PRC Section 21080.27(a) (3).
3. FIND, pursuant to PRC Section 21080.27(b)(1), based on the whole of the record, that the supportive housing project is Statutorily Exempt from CEQA.
4. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
5. ADOPT the accompanying RESOLUTION, approved by the Mayor and the LACPC, for a General Plan Amendment to the Wilmington-Harbor City Community Plan to: a) re-designate the land use of the project site from Low Residential to General Commercial; and b) exclude and exempt from the provisions of Footnote No. 7 to no longer be restricted to the RD1.5 use and area provisions.
6. PRESENT and ADOPT the accompanying ORDINANCE dated December 12, 2019, effectuating a Zone Change from R1-1XL-O-CUGU to (T)[Q]C2-1XL-O-CUGU, for the construction, use, and maintenance of a three-story, 36-foot tall, 51,202 square-foot affordable housing project comprised of 56 dwelling units (100 percent restricted to Very Low Income households exclusive of one manager's unit), with on-site supportive services, providing 19 parking spaces at grade level, and 48 long-term and five short-term bicycle parking spaces, having a Floor Area Ratio (FAR) of 0.92:1, and involving the grading of approximately 2,750 cubic yards of soil, the removal of one non-protected tree within the dedicated public right-of-way area, and the re-abandonment of one existing oil well, with the site being currently vacant, for the property located at 1424 North Deepwater Avenue, subject to Conditions of Approval.
7. RESOLVE TO DENY THE APPEAL filed by Lupe and Eddie Lopez and THEREBY APPROVE a Site Plan Review for a development project which creates, or results in an increase of 50 or more dwelling units.

8. ADVISE the applicant, pursuant to 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.

9. 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.

10. 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.

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

Applicant: LINC Community Development Corporation

Representative: Warren Resources of California Inc.

Case No. CPC-2018-7329-GPAJ-ZCJ-SPR

Environmental No. ENV-2018-7330-MND

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

Community Impact Statement: Yes.

Against: Wilmington Neighborhood Council

TIME LIMIT FILE – MARCH 23, 2020

(LAST DAY FOR COUNCIL ACTION – MARCH 20, 2020)

Summary:

At a regular meeting held on March 3, 2020, the PLUM Committee considered a General Plan Amendment, Zone Change and a Site Plan appeal for the property located at 1424 North Deepwater Avenue. Staff from the Department of City Planning provided an overview of the project and added a technical clarification to Condition No. 33, related to Methane investigation, which only serves to clarify the Los Angeles Department of Building and Safety review process . A representative from Council District 15 spoke on the matter as well. After an opportunity for public comment and presentations from the applicant representative and appellant, the

Committee recommended to approve the General Plan Amendment and Zone Change, and to deny the Site Plan Review appeal. This matter is now submitted to Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	YES
CEDILLO:	YES
LEE:	ABSENT

LC 03/03/20

-NOT OFFICIAL UNTIL COUNCIL ACTS-