

FINAL 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 (VZC) for the properties located at 1101 East 5th Street, 1129 East 5th Street, 445-457 South Colyton Street, and 450-456 South Seaton 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 previously certified EIR No. ENV-2016-4476-EIR (State Clearinghouse [SCH] No. 2017041012), which includes the Draft EIR dated February 2019, and the Final EIR, dated September 2019, certified on October 11, 2019; and pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION, as recommended by the Mayor and the LACPC, approving a GPA to the Central City North Community Plan to change the land use designation of the Project Site from Heavy Industrial to Regional Center Commercial.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated December 12, 2019, effectuating a VZC and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO for the demolition and removal of all existing uses on the Project Site, and development of a new mixed-use building, including 129 live/work condominium units, a 113-room hotel, and 81,326 square feet of commercial space to be used for art galleries, retail, restaurant, and artist collaborative space; of the 129 live/work units, 15 units (or, 11 percent) would be set aside for Very Low Income households; the proposed building would be 12 stories (164 feet) in height with the Project including 304 automobile parking spaces provided in two of three subterranean levels for the properties located at 1101 East 5th Street, 1129 East 5th Street, 445-457 South Colyton Street, and 450-456 South Seaton Street, subject to Conditions of Approval.
5. 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 or 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.*

6. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
7. 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.
8. 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: Kevin Chen, Arts District Development, LLC

Representative: Anne Williams, Psomas

Case No. CPC-2016-4475-GPA-VZC-HD-MCUP-CUX-DB-SPR

Environmental Nos. ENV-2016-4476-EIR; SCH 2017041012

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

Community Impact Statement: None submitted.

**TIME LIMIT FILE - APRIL 6, 2020**

**(LAST DAY FOR COUNCIL ACTION - APRIL 3, 2020)**

Summary:

At a regular meeting held on January 28, 2020, the PLUM Committee considered a General Plan Amendment and VZC for the properties located at 1101 East 5th Street, 1129 East 5th Street, 445-457 South Colyton Street, and 450-456 South Seaton Street. After an opportunity for public comment, the Committee recommended to approve on consent the GPA and VZC for the project. 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, JR.:	YES

CEDILLO: ABSENT  
LEE: ABSENT

LC 01/28/20

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**