

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA) and Zone Change for the property located at 600 South San Pedro Street (600 - 628 South San Pedro Street, 611 - 615 South Crocker Street, and 518 - 522 East 6th Street).

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

1. FIND, based the administrative record, the Project was assessed in the SCEA, Case No. ENV-2017-615-SCEA, dated September 2018, and the Errata, dated October 22 2018, adopted by the City Council on October 26, 2018 (CF 18-0889); and pursuant to California Environmental Quality Act (CEQA) Guidelines 15162 and 15164, as supported by the Addendum dated November 2019, no major revisions are required to the SCEA; and no subsequent SCEA, environmental impact report, or negative declaration 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 and Zone Change for the property located at 600 South San Pedro Street (600 - 628 South San Pedro Street, 611 - 615 South Crocker Street, and 518 - 522 East 6th Street).
4. PRESENT and ADOPT the accompanying new ORDINANCE dated February 3, 2020 disapproved by the Director of Planning on behalf of the LACPC, effectuating a Zone Change and Height District Change on the Project Site from M2-2D to [T][Q]C2-4D, consistent with the recommended General Plan Amendment for the demolition and removal of an existing surface parking lot and the potential removal of four street trees for the construction, use, and maintenance of 302 residential dwelling units (298 Restricted Affordable units and four manager units) and up to 10,230 square feet of commercial floor area; the Project would include 39 trees and 30,080 square feet of open space; a total of 15,945 square feet of the Project's residential floor area will provide residential supportive services such as counseling, career center, computer training room, library, group space, and fitness area for project tenants; the Project would include up to 212 vehicular parking spaces and 198 bicycle parking spaces for the property located at 600 South San Pedro Street (600 - 628 South San Pedro Street, 611 - 615 South Crocker Street, and 518 - 522 East 6th Street), subject to Conditions of Approval, as modified by the PLUM Committee.
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 (DCP) 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: Weingart Center Association

Representative: Jim Ries, Craig Lawson and Co., LLC

Case No. CPC-2017-589-GPAJ-ZCJ-HD-SPR

Environmental No. ENV-2017-615-SCEA and Addendum

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 - APRIL 6, 2020

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

10 VOTES REQUIRED ON SECOND READING

Summary:

At a regular meeting held on January 28, 2020, the PLUM Committee considered a GPA and Zone Change for the property located at 600 South San Pedro Street (600 - 628 South San Pedro Street, 611 - 615 South Crocker Street, and 518 - 522 East 6th Street). Staff from the Department of City Planning provided an overview of the matter. The Applicant Representative provided comments in support of the matter and requested to modify one of the conditions. Staff from Council District 14 spoke in support of the project and also in support of the request to amend conditions as requested by the Applicant. After an opportunity for public comment, the Committee recommended to approve the GPA and Zone Change for the property located at 600 South San Pedro Street (600 - 628 South San Pedro Street, 611 - 615 South Crocker Street, and 518 - 522 East 6th Street as amended by the PLUM Committee. 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-