

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and zone change for property at 720 - 736 East Washington Boulevard.

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

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 13-1189 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2013-339-MND] filed on March 15, 2013.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and the LACPC APPROVING the proposed General Plan Amendment to the Southeast Los Angeles Community Plan from Limited Industrial to Community Commercial for the construction of a four-story mixed-use project to include 55 dwelling units, 1,500 square feet of commercial space and 63 on-site parking spaces, for property at 720 - 736 East Washington Boulevard.
4. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, effecting a zone change from M1-2-O to [T][Q]C2-1-O, subject to modified Conditions of Approval, for property at 720 - 736 East Washington Boulevard.
5. REMOVE (T) Tentative classification as described in detail on the sheet(s) 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:
 - a. Of "Q" Qualified classification time limit as described in the Committee report.
 - b. That, pursuant to California 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.
 - c. 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: Chris Maffris, Meta Housing Corporation

Representative: Mee Semcken, Lee Consulting Group, LLC

Case No. CPC-2013-337-GPA-ZC-DB-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 - NOVEMBER 20, 2013

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 20, 2013)

Summary

At the public hearing held on October 1, 2013, the Planning and Land Use Management Committee considered a General Plan Amendment and a zone change request for property located at 720 - 736 East Washington.

After an opportunity for public comment, the Committee recommended that Council approve: the reports from the Mayor, Director of Planning, and the LACPC regarding the MND, the GPA, the zone change for the construction of a four-story mixed use project, for property located at 720 - 736 East Washington Boulevard. This matter is now submitted to Council for its consideration.

As indicated in Recommendation No. 7a and pursuant to Section 12.32-J of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

". . . 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."

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	ABSENT
CEDILLO:	YES
ENGLANDER:	YES

-NOT OFFICIAL UNTIL COUNCIL ACTS-

