

NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, zone and height district change for property at 3525 West 8th Street.

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 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. 14-0194 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 Negative Declaration [ENV-2012-2895-ND].
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 Wilshire Community Plan from High Medium Density Residential to Neighborhood Commercial Land Use Designation for the parcels located at lots 77 and 115 of Tract 2189, for property at 3525 West 8th Street, with no proposed development project for the subject site.
4. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, effecting a zone change and height district change from R3-2 and R4-2 (multiple family dwelling zone) to (Q)C2-1 (Neighborhood Commercial zone) for lots 77 and 115 of Tract 2189 and amending Ordinance No. 180559 to delete "Q" qualified condition No. 1c and to modify "Q" qualified condition No. 9, subject to Conditions of Approval.
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 of "Q" Qualified classification time limit as described in the Committee report.
8. ADVISE the applicant 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.
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.

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 27, 2014**

**(LAST DAY FOR COUNCIL ACTION - APRIL 25, 2014)**

Summary:

At the public hearing held on February 25, 2014, the Planning and Land Use Management Committee considered a General Plan Amendment, zone change and height district change from R3-2 and R4-2 (multiple family dwelling zone) to (Q)C2-1 (Neighborhood Commercial zone) for the Wilshire Community Plan from High Medium Density Residential to Neighborhood Commercial Land Use Designation lots 77 and 115 of Tract 2189 and amending Ordinance No. 180559 to delete "Q" qualified condition No. 1c and to modify "Q" qualified condition No. 9, subject to modified Conditions of Approval. This matter is now forwarded to Council for its consideration.

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

. . . whenever property remains in a "Q" Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such 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."

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**