

CITY OF LOS ANGELES

CALIFORNIA

HOLLY L. WOLCOTT
City Clerk



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MAYOR

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When making inquiries relative to
this matter, please refer to the
Council File No.

August 19, 2014

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 14-0837, at its meeting held August 12, 2014.



City Clerk
wrq

TIME LIMIT FILES
ORDINANCES

OFFICE OF THE MAYOR
RECEIVED
Mayor's Time Stamp
2014 AUG 13 PM 2:53
CITY OF LOS ANGELES

CITY CLERK'S TIME STAMP
City Clerk's Time Stamp
2014 AUG 13 PM 2:45
CITY CLERK
BY _____ DEPUTY

FORTHWITH

COUNCIL FILE NUMBER 14-0837 COUNCIL DISTRICT 4

COUNCIL APPROVAL DATE August 12, 2014 LAST DAY FOR MAYOR TO ACT AUG 25 2014

ORDINANCE TYPE: Ord of Intent Zoning Personnel General

Improvement LAMC LAAC CU or Var Appeals - CPC No. _____

SUBJECT MATTER: ZONE AND HEIGHT DISTRICT CHANGE FOR PROPERTY AT 5100 WILSHIRE BOULEVARD

	APPROVED	DISAPPROVED	BY
PLANNING COMMISSION	_____	_____	CITY CLERK DEPUTY
DIRECTOR OF PLANNING	<u>X</u>	_____	
CITY ATTORNEY	_____	_____	
CITY ADMINISTRATIVE OFFICER	_____	_____	
OTHER	_____	_____	

RECEIVED
CITY CLERK'S OFFICE
2014 AUG 15 PM 1:02

AUG 14 2014

DATE OF MAYOR APPROVAL AUG 12 2014 DEEMED APPROVED OR *VETO _____
(*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b)(c))

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR AUG 15 2014 ORDINANCE NO. 183177

DATE PUBLISHED _____ DATE POSTED AUG 19 2014 EFFECTIVE DATE SEP 28 2014

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: YES NO

8/12/14

File No. 14-0837

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a zone and height district change for property at 5100 Wilshire 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. 14-0837 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-2013-1441-MND] filed on December 20, 2013.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated July 29, 2014, effecting a zone change from C4-2D and [Q]C2-1 zones to (T)(Q)RAS4-1 zone and a height district change from Height District 2D to Height District 1, for the proposed construction of a six story, mixed use building with 138 multi-family residential units and approximately 12,500 square feet of ground floor commercial area, for property located at 5100 Wilshire Boulevard, subject to modified Conditions of Approval, approved by the Planning and Land Use Management Committee on July 29, 2014, attached to the Council File.
4. NOT PRESENT AND ORDER FILED the Ordinance dated on March 13, 2014.
5. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
6. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.
7. 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 fes 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: The Korda Group, Aaron Korda

Case No. CPC-2013-1442-ZC-CU-SPR

Fiscal Impact Statement: None submitted by LACPC. Neither City Administrative nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - SEPTEMBER 17, 2014

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 17, 2014)

(10 VOTES REQUIRED ON SECOND READING)

Summary:

At the public hearing held on July 29, 2014, the Planning and Land Use Management Committee considered a zone and height district change at 5100 Wilshire Boulevard. Department of City Planning staff gave the Committee background information on the matter. The Applicant's representative provided testimony. Staff from Council District (CD) Four also spoke and requested approval of the changes below:

- Deleting the widening on Orange Drive, south of existing alley, and saving four mature trees.
- Tying the height of the project to the elevations.
- Increasing the code requirement from 5% to 12% regarding the number of electric vehicle parking spaces.

After an opportunity for public comment, the Committee recommended that Council approve the changes requested by CD Four as well as the zone and height district changes for property located at 5100 Wilshire Boulevard. This matter is now submitted to Council for its consideration.

As indicated in Recommendation No. 6 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	YES

ea/sg
14-0837_rpt_plum_7-29-14

ADOPTED

AUG 12 2014

**LOS ANGELES CITY COUNCIL
TO THE MAYOR FORTHWITH**