

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 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 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: 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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-

