

5/27/15

File No. 15-0516

ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan amendment and zone change at 8400-8534 South Vermont, 942-950 West 84th Street, 927-943 West 85th Street and 947-957 West Manchester Avenue.

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

1. ADOPT the Addendum to the Certified Environmental Impact Report (ENV-2013-3152-MND; State Clearing House No. 2007111051) and the Mitigation Monitoring Program and required Findings, and find this action is adequate environmental clearance for the subject requests.
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 Los Angeles City Planning Commission, APPROVING the proposed General Plan amendment to the South Los Angeles Community Plan from Medium Residential to Community Commercial for Lot 77, Sunny Side Park Tract (927 West 85th Street).
4. PRESENT and ADOPT the accompanying ORDINANCE, approved by the LACPC, effecting a zone change from P-1 and [Q]R4-1 to (T)(Q)C2-1 on Lots 37 and 77-80, Sunny Side Park Tract (942 West 84th Street and 927-943 West 85th Street), subject to Conditions of Approval, for the proposed construction of two to three story, approximately 127,000 square-foot commercial shopping and entertainment center, located at 8400-8534 South Vermont Avenue; 942-950 West 84th Street; 927-943 West 85th Street; and 947-957 West Manchester Avenue.
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.

Applicant: Eli Sasson, Vermont Entertainment Village, LLC
Representative: Milan Garrison, Maxsum Development, LLC

Case No. CPC-2013-3151-GPA-ZC-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 - JULY 12, 2015

(LAST DAY FOR COUNCIL ACTION - JULY 1, 2015)

Summary:

At the public hearing held on May 19, 2015, the Planning and Land Use Management Committee considered a General Plan amendment and zone change at 8400-8534 South Vermont, 942-950 West 84th Street, 927-943 West 85th Street and 947-957 West Manchester Avenue. Staff from the Department of City Planning gave the Committee background information on the matter. The Applicant's representative also spoke. After an opportunity for public comment, the Committee recommended that Council approve the General Plan amendment, zone change and the Addendum to the Certified Environmental Impact Report. This matter is now submitted 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	ABSENT
ENGLANDER	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-