



## PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2008-596-GPA-ZC-SPR	ENV-2008-386-MND	CD - 14
<b>PROJECT ADDRESS:</b>		
233, 235, 243 West Washington Boulevard, 1841, 1843 South Olive Street		
<b>APPLICANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
233 W. Washington, LLC Rep.: Donna Tripp, Craig Lawson 8758 Venice Blvd. #200 Los Angeles, CA 90034	310-838-2400 xt113	donna@craiglawson.com
<input type="checkbox"/> <b>New/Changed</b>		
<b>APPELLANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A		
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Michelle Singh	213.978.1166	michelle.singh@lacity.org
<b>APPROVED PROJECT DESCRIPTION:</b>		
<p>The proposed project is the construction of a seven-story mixed-use building that includes 160 condominium dwelling units and ground floor commercial space. The proposed building will be approximately 96'-9" in height and totals 167,651 square feet of floor area, including 136,603 square feet of residential uses and 24,000 square feet of ground-floor commercial uses. A total of 17,976 square feet of open space and common amenities will be provided throughout the Project in the following breakdown: the first floor will provide residents with an office, library, community/recreation rooms with approximately 6,802 square feet, common open space areas on the second floor will provide approximately 6,724 square feet, and balconies will provide an additional 4,450 square feet of private open space. The Project will provide 68 bicycle spaces for commercial use and 176 bicycle spaces for residential use, for a total of 244 bicycle parking spaces. The Project will provide 139 vehicular parking spaces for residential use, of which 20% or 28 stalls will be Electric Vehicle (EV)-ready, and 34 parking spaces for commercial use, of which 20% or 7 stalls will be EV-ready, within two subterranean parking levels. The Project also includes the removal of approximately 28,000 cubic yards of dirt and will obtain a haul route approval from the Department of Building and Safety. The Project site is approximately 35,096 square feet, and is currently operating as a surface public parking lot.</p> <p>Through consultation with the Department of City Planning, the applicant revised the original project to include 15% of the total residential units to be set aside for affordable rental units. As reflected in the (Q) conditions, the project will set aside five (5) percent available to Extremely Low and ten (10) percent available to Very Low Income Households, at a rent determined to be affordable to such households by the Los Angeles Housing Department for a period of 55 years.</p>		

**COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)**

1. **Adopted** the Mitigated Negative Declaration, ENV-2008-386-MND and associated Findings, as the project's environmental clearance pursuant to Section 21082.19(c)(3) of the California Public Resources Code;
2. **Approved** and **Recommended** that the City Council approve a **General Plan Amendment** to the Southeast Los Angeles Community Plan from Light Manufacturing to Community Commercial for the subject property and to footnote number 1 as follows: "The provisions of this Footnote shall not apply to the property located at 233 W. Washington Blvd., as identified per City Planning Case No. CPC-2008-596-GPA-ZC-SPR."
3. **Approved** and **Recommended** that the City Council approve a **Zone Change** from M2-2-O to (T)(Q)C2-2D-O for the subject property, with the attached conditions of approval;
4. **Approved** a **Site Plan Review** for a 160-unit mixed-use building, for a total building floor area of 167,651 square feet, with the attached conditions of approval.
5. **Adopted** the attached findings;
6. **Modified Site Plan Review Conditions of Approval # 1 b, g., and h.** as attached.
7. **Advised** 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 (NOD) filing.

**ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:**

General Plan Amendment, Zone Change, and Mitigated Negative Declaration

**FINAL ENTITLEMENTS NOT ADVANCING:**

Site Plan Review

**ITEMS APPEALED:**

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input checked="" type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

**NOTES / INSTRUCTION(S):****FISCAL IMPACT STATEMENT:** Yes No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

**PLANNING COMMISSION HEARING DATE:**

March 12, 2015

**COMMISSION VOTE:**

8 - 0

**LAST DAY TO APPEAL:**

June 8, 2015

**APPEALED:**

No

**TRANSMITTED BY:**

James K. Williams

**TRANSMITTAL DATE:**

June 10, 2015

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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RENEE DAKE WILSON  
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INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

Date: JUN 10 2015

City Plan Case No. CPC-2008-596-GPA-ZC-SPR

Council District No. 14

Honorable City Council  
City of Los Angeles  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012

Dear Honorable Council-members:

**A PROPOSED ZONE CHANGE AND GENERAL PLAN AMENDMENT FOR PROPERTY LOCATED AT 233, 235, 243 WEST WASHINGTON BOULEVARD, 1841, 1843 SOUTH OLIVE STREET**

Pursuant to the provisions of Sections 551, 555, and 558 of the City Charter, transmitted herewith is the March 12, 2015 action of the City Planning Commission approving a proposed General Plan Amendment to the Southeast Los Angeles Community Plan from the Light Manufacturing to Community Commercial Land Use Designations for the subject property. The City Planning Commission also approved a Zone change request from M2-2-O to (T)(Q)C2-2D-O for the proposed 160 residential units and 24,000 square feet of retail space.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and Zone change will conform with the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site. The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

**THE CITY PLANNING DEPARTMENT RECOMMENDS**

That the City Council:

1. **Concur** in the attached Action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property; and
2. **Concur** in the attached Action of the City Planning Commission relative to its approval of the recommended Zone change for the subject property, with the attached conditions of approval; and

3. **Adopt** the attached Findings of the City Planning Commission as the Findings of the City Council; and
4. **Find** that the proposed project will not have a significant effect on the environment for the reasons set forth in Mitigated Negative Declaration No. ENV-2008-386-MND.

Sincerely,

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MICHAEL LOGRANDE  
Director of Planning

  
FAÏSAL ROBLE  
Principal City Planner

Attachments:

1. City Plan Case File
2. City Planning Commission action including Findings and Conditions.