

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan amendment and zone change for properties at 233, 235 and 243 West Washington and 1841 and 1843 South Olive 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 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. 15-0785 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2008-386-MND] filed on May 16, 2014.
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 and the Director of Planning, on behalf of the LACPC, APPROVING the proposed 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 West Washington Boulevard, as identified per City Planning Case No. CPC-2008-596-GPA-ZC-SPR."
4. PRESENT and ADOPT the accompanying ORDINANCE, approved by the LACPC, effecting a zone change from M2-2-O to (T)(Q)C2-2D-O, subject to modified Conditions of Approval, for the proposed construction of a seven-story mixed-use building that includes 160 condominium dwelling units and ground floor commercial space, located at 233, 235, 243 West Washington Boulevard and 1841 and 1843 South Olive Street.
5. REMOVE (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
6. INSTRUCT the DCP 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: 233 West Washington, LLC

Representative: Donna Tripp, Craig Lawson and Company

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 - SEPTEMBER 2, 2015

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 2, 2015)

Summary:

At the public hearing held on July 28, 2015, the Planning and Land Use Management Committee considered a General Plan amendment and zone change located at 233, 235 and 243 West Washington Boulevard and 1841 and 1843 South Olive Street.

After an opportunity for public comment, the Committee recommended that Council approve 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 West Washington Boulevard, as identified per City Planning Case No. CPC-2008-596-GPA-ZC-SPR", and the Ordinance to effect a zone change from M2-2-O to (T)(Q)C2-2D-O for the proposed construction of a seven-story mixed-use building that includes 160 condominium dwelling units and ground floor commercial space, subject to modified Conditions of Approval, for property located at 233, 235, 243 West Washington Boulevard and 1841 and 1843 South Olive Street. 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
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	YES
FUENTES	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-