

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to compliance with Writ of Mandate issued by the Court on March 21, 2016, in the case Friends of Highland Park v. City of Los Angeles, et al.

Recommendations for Council action:

1. SET ASIDE the City's adoption of Mitigated Negative Declaration ENV-2013- 221-MND for the Highland Park Transit Village project.
2. SET ASIDE the following approvals of the Highland Park Transit Village project:
 - a) Conditional Use Permit allowing construction of residential housing and public parking that (1) is more intensive than those uses permitted in the most restrictive adjoining zone in that it allows densities than in that zone, and allows smaller setbacks than in that zone, and that (2) allows a building height of 47 feet 6 inches on Site Two.
 - b) Zoning Administrator's Adjustment to allow a nine-foot passageway on Site One, a nine-foot, eight-inch passageway between a stair and a wall, an 11-foot, three-inch passageway between a stair and a wall, and a 12-foot, seven-inch passageway on Site Two, and a ten-foot to 15-foot rear yard setback on Site Three.
 - c) Project Permit Compliance approval of the Avenue 57 Transit Oriented Specific Plan.
 - d) Certificate of Compatibility for the construction of a joint public and private development consisting of 80 multi-family residential units and 221 public parking spaces and 106 resident parking spaces located within the Highland Park - Garvanza Historic Preservation Overlay Zone.
3. SUSPEND all activity to implement the Highland Park Transit Village Project (Project) that requires City approval under one of the resolutions or ordinances ordered set aside above, and that could result in any change or alteration to the physical environment until the City has reconsidered its resolutions and ordinances and the California Environmental Quality Act (CEQA) documentation for the Project and brought them into compliance with the requirements of CEQA by correcting the deficiencies identified in the Opinion issued by the Court of Appeal in this case.

Los Angeles Superior Court Case No. BS145275

CEQA No. ENV-2013- 221-MND

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

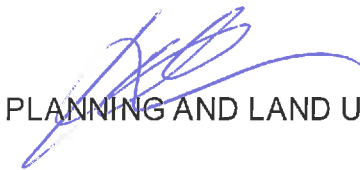
Community Impact Statement: None submitted.

Summary:

At a regular meeting held on August 9, 2016, the PLUM Committee considered a report from the

City Attorney relative to a Writ of Mandate issued by the Court on March 21, 2016, in the case Friends of Highland Park v. City of Los Angeles, et al. The Committee recessed into Closed Session to discuss the case with the City Attorney. Once back in Open Session and after an opportunity for public comment, the Committee recommended to approve the City Attorney report and the actions related to compliance with the Writ of Mandate. This matter is now submitted to the Council for it's consideration.

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

SD
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-NOT OFFICIAL UNTIL COUNCIL ACTS-