

ENVIRONMENTAL IMPACT REPORT, MITIGATION MEASURES, MITIGATION MONITORING AND REPORTING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a proposed General Plan Amendment, Zone and Height District Change, and an appeal for properties located at 3321, 3351 South La Cienega Boulevard and 5707-5735 West Jefferson Boulevard.

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

1. CERTIFY that the Environmental Impact Report (EIR No. ENV-2014-4755-EIR; State Clearing House No. 2015031047) has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file No. 16-0439-S1 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 Environmental Impact Report.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council and ADOPT the Mitigation Monitoring and Reporting Program, as amended and approved by the PLUM Committee on May 24, 2016.
3. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the DCP and ADOPT the Statement of Overriding Considerations as amended and approved by the PLUM Committee on May 24, 2016.
4. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as amended and approved by the PLUM Committee on May 24, 2016, as the Findings of the City Council.
5. RESOLVE TO DENY IN PART/GRANT IN PART THE APPEAL filed by William Dickey, La Cienega Heights Association, Inc. (Representative: Jamie T. Hall, Channel Law Group, LLP) from the determination of the LACPC and to modify the findings and conditions as considered by the PLUM Committee on May 24, 2016, THEREBY APPROVE the following: a) Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units and/or 50,000 gross square feet or more of nonresidential floor area, for a mixed-use development of 1,218 dwelling units, and 300,000 square feet of commercial floor area consisting of 200,000 square feet of office space, 50,000 square feet of grocery store, 20,000 square feet of restaurant space and 30,000 square feet of general retail, including a combination of above ground and subterranean parking levels; b) the demolition and removal of all existing structures to be replaced with an approximately 1,900,000 square-foot transit-oriented, mixed-use structures consisting of podium style buildings ranging in height from 110 feet for podium buildings and up to 320 feet for the

tower; c) sustain the denial of the Zoning Administrator's Adjustment for an increase of no more than 20% (8 dwelling units) to the density (lot area per unit) set by the R4 regulations, for the properties located at 3321, 3351 South La Cienega Boulevard and 5707-5735 West Jefferson Boulevard.

6. ADOPT the accompanying RESOLUTION, recommended by the Mayor, the Director of Planning, the LACPC, and as amended by the PLUM Committee on May 24, 2016, APPROVING the proposed General Plan Amendment to the West Adams-Baldwin Hills-Leimert Park Community Plan to change the land use designation from Limited Manufacturing to Community Commercial, for the properties located at 3321, 3351 South La Cienega Boulevard and 5707-5735 West Jefferson Boulevard.
7. PRESENT and ADOPT the NEW ORDINANCE dated May 24, 2016, to effect a Zone Change and Height District Change from MR1-1VL to [T][Q]C2-2D, changing the Height District from 1VL to 2D which permits a floor area ratio (FAR) of up to 3.9:1 and an unlimited height limit in lieu of a FAR of 1.5:1 and a 3-story or 45-foot height limit currently permitted, subject to modified Conditions of Approval.
8. NOT PRESENT and ORDER FILED the Ordinance date March 10, 2016.
9. INSTRUCT the DCP to update the General Plan and appropriate maps pursuant to this action.
10. ADVISE the applicant of Q Qualified classification time limit as described in the Committee report.
11. 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.
12. 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: CP V Cumulus, LLC

Representative: Brad Rosenheim, Rosenheim and Associates, Incorporated

Case No. CPC-2015-2593-GPA-ZC-HD-ZAA-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 7, 2016

(LAST DAY FOR COUNCIL ACTION - JULY 1, 2016)

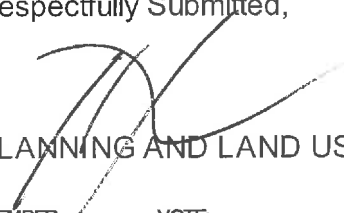
Summary:

At a regular meeting held on May 24, 2016 (continued from May 10, 2016), the PLUM Committee considered a proposed General Plan Amendment, Zone Change, Height District Change and an appeal relative to the properties located at 3321, 3351 South La Cienega Boulevard and 5707-5735 West Jefferson Boulevard. Staff from the DCP provided background information to the Committee and presented modification as requested by the Applicant. The Applicant and Representative presented additional information to the Committee. The Appellant and Representative provide argument in opposition to the project. Representative from Council District 10 spoke in support of the project and concurred with the modifications presented by DCP. After an opportunity for public comment, the Committee recommended to approve the General Plan Amendment and Zone Change, Height District Change and to deny in part/grant in part the appeal. This matter is now submitted to the City Council for it's consideration.

As indicated in Recommendation No. 10 and pursuant to Section 12.32-G 3 of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

". . . the Council may decide to impose a permanent "Q" Condition . . . identified on the zone change map by the symbol Q in brackets . . . There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed."

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	ABSENT
FUENTES	YES

SD
16-0439-S1_rpt_plum_5-24-16

-NOT OFFICIAL UNTIL COUNCIL ACTS-