

ENVIRONMENTAL IMPACT REPORT (EIR), ADDENDUM, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Zone Change for the property located at 5870, 5880, and 5890 West Jefferson Boulevard; 5869, 5871, 5877, and 5901 West Rodeo Road; and Assessor Parcel Numbers: 4205-027-019, 4205-027-004, and 4205-027-001.

Recommendations for Council action:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in EIR No. ENV-2008-478-EIR, State Clearinghouse No. 2008021013, certified on June 29, 2016, and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, and as supported by the addendum dated April 2018, no major revisions are required to the EIR and no subsequent EIR nor negative declaration is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. INSTRUCT the Department of City Planning to prepare and present an Ordinance effectuating a Zone Change to modify the Height District from MR1-1VL-CPIO to MR1-2D-CPIO, for a maximum height increase from 45 feet to 75 feet and a floor area ratio (FAR) increase from 1.5:1 FAR to 2:1 FAR, with the existing underlying zone of MR1 (Restricted Industrial Zone) and General Plan land use designation for the subject lots of Limited Industrial to remain, for the property located at 5870, 5880, and 5890 West Jefferson Boulevard; 5869, 5871, 5877, and 5901 West Rodeo Road; and Assessor Parcel Numbers: 4205-027-019, 4205-027-004, and 4205-027-001.
4. REQUEST the City Attorney to prepare and present an Ordinance to amend the West Adams Community Plan Implementation Overlay District (Ordinance No. 184794) for the Jefferson/La Cienega Transit Oriented Development Subarea for the re-designation of subject lots from Parcel Group A to Parcel Group F, for the property located at 5870, 5880, and 5890 West Jefferson Boulevard; 5869, 5871, 5877, and 5901 West Rodeo Road; and Assessor Parcel Numbers: 4205-027-019, 4205-027-004, and 4205-027-001.

Applicant: City of Los Angeles

Case No. CPC-2006-5567-CPU-M3

Environmental No. ENV-2008-478-EIR-ADD1, State Clearinghouse No. 2008021013

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

Community Impact Statement: None submitted.

**TIME LIMIT FILE - FEBRUARY 12, 2019**

**(LAST DAY FOR COUNCIL ACTION - FEBRUARY 12, 2019)**

Summary:

At a regular meeting held on November 27, 2018, the PLUM Committee considered a Zone Change for the property located at 5870, 5880, and 5890 West Jefferson Boulevard; 5869, 5871, 5877, and 5901 West Rodeo Road; and Assessor Parcel Numbers: 4205-027-019, 4205-027-004, and 4205-027-001. After an opportunity for public comment, the Committee recommended to approve the Zone Change for the project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

**PLANNING AND LAND USE MANAGEMENT COMMITTEE**

<b><u>MEMBER:</u></b>	<b><u>VOTE:</u></b>
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES
CEDILLO	YES

ZHC  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**