

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCES FIRST CONSIDERATION relative to a General Plan Amendment and Zone Change for the properties located at 704-706, 730-740, 800-820 West Martin Luther King, Jr. Boulevard and 703-703 1/2 and 705 West 40th Place.

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 (CEQA); 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. 16-0960-S1 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and, ADOPT the Mitigated Negative Declaration [ENV-2016-1036-MND] filed on May 17, 2016.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring Program as the Findings of Council and ADOPT the Mitigation Monitoring Program.
3. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
4. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and the LACPC, APPROVING the proposed General Plan Amendment to the South Los Angeles Community Plan to re-designate the parcels located at 816 and 820 West Martin Luther King, Jr. Boulevard from High Medium Residential to Community Commercial land use; to remove Footnote No. One from the subject property to allow Height District No. Two on the entire site in lieu of the underlying Height District No. One, for the construction, use, and maintenance of two, five-story structures containing automobile dealership, vehicle service facility, and vehicle storage uses, including the 68-foot high, 152,477 square-foot East Structure and 54-foot high, 105,075 square-foot West Structure and a Building Line Removal along Martin Luther King, Jr. Boulevard, for the properties located at 704-706, 730-740, 800-820 West Martin Luther King, Jr. Boulevard and 703-703 1/2 and 705 West 40th Place, modified by the PLUM Committee and attached to Council file No. 16-0960-S1.
5. PRESENT and ADOPT the accompanying ORDINANCE dated July 28, 2016, effecting a Zone and Height District Change from C2-1 and R3-1 to (T)(Q)C2-2, for the demolition of a two-story, 4,175 square-foot commercial building and surface parking lots, and the construction, use, and maintenance of two, five-story structures on the southeast and southwest corners of Martin Luther King, Jr. Boulevard and Hoover Street, containing the new Honda of Downtown Los Angeles automobile dealership, vehicle service facilities, and vehicle storage; east structure at 68 feet in height, comprising approximately 152,477 square feet of space, with a Floor Area Ratio (FAR) of 3.58 to 1 containing the primary dealership uses and provide 92 automobile parking spaces (exclusive of vehicle storage)

and 10 bicycle parking spaces, the west structure at 54 feet in height and comprising approximately 105,075 square feet of space with a 3.83 to 1 FAR will be used for vehicle storage, for the properties located at 704-706, 730-740, 800-820 West Martin Luther King, Jr. Boulevard and 703-703 1/2 and 705 West 40th Place, subject to Conditions of Approval.

6. PRESENT and ADOPT the accompanying ORDINANCE dated July 28, 2016, for the Building Line Removal to remove a varying five, ten, and 15-foot Building Line along Martin Luther King, Jr. Boulevard, established under Ordinance Nos. 115573 and 123519.
7. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
8. ADVISE the applicant of Q Qualified classification time limit as described and pursuant to Section 12.32-G.2(f) of the Los Angeles Municipal Code:

. . . 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 needed 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.

9. 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.
10. 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: Josef Shuster, Celebrity Realty Holdings LLC

Representative: Edgar Khalatian, Mayer Brown LLP

Case No. CPC-2016-1032-GPA-ZC-HD-BL-ZAD-SPR

CEQA No. ENV-2016-1036-MND

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 - DECEMBER 8, 2016

(LAST DAY FOR COUNCIL ACTION - DECEMBER 7, 2016)

Summary:

At a regular meeting held on November 8, 2016, the PLUM Committee considered a General Plan Amendment, Zone Change and Building Line Removal for the properties at at 704-706, 730-740, 800-820 West Martin Luther King, Jr. Boulevard and 703-703 1/2 and 705 West 40th Place. Staff from the DCP provided the Committee with background information regarding the project. The Applicant's Representative presented some minor changes to the project. Councilmember Price commented on the project. After an opportunity for public comment, the Committee recommended to approve the project with the changes presented by the Applicant. 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	ABSENT
ENGLANDER	YES
PRICE	YES

SD
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-NOT OFFICIAL UNTIL COUNCIL ACTS-