

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCES FIRST CONSIDERATION relative to a Vesting Zone Change and Building Line Removal for the properties located at 3974-3986 West Wilshire Boulevard and 3975-3987 West Ingraham 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 (CEQA); that the MND 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. 16-1310 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 MND No. ENV-2016-322-MND filed on May 9, 2016.
2. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring Program as the Findings of the 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. PRESENT and ADOPT the accompanying ORDINANCE dated July 14, 2016, approved by the LACPC, effecting a Vesting Zone Change on the project site from R4P-2, R4-2 and C4-2 to (T)(Q)C4-2, for the demolition of a two-story 4,732 square-foot structure, a one-story 4,668 square-foot structure and a surface parking lot and the construction, use and maintenance of a new seven-story, 85-foot tall, 205,109 square-foot mixed-use development consisting of 228 dwelling units and 16,955 square feet of commercial floor area providing 340 automobile parking spaces within one at-grade and two subterranean parking levels, for the properties located at 3974-3986 West Wilshire Boulevard and 3975-3987 West Ingraham Street, subject to Conditions of Approval.
5. PRESENT and ADOPT the accompanying ORDINANCE dated July 14, 2016, approved by the LACPC, effecting a Building Line Removal for a five-foot Building Line along Wilshire Boulevard established under Ordinance No. 59577, for the properties located at 3974-3986 West Wilshire Boulevard and 3975-3987 West Ingraham Street.
6. ADVISE the applicant of the Q Qualified classification time limit pursuant to Section 12.32-G.2(f) of the Los Angeles Municipal Code (LAMC):

... 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.
7. 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.

8. 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: Wilshire & Wilton, LLC

Representative: Jim Ries, Craig Lawson & Company LLC

Case No. CPC-2016-321-VZC-BL-ZAD-DD-SPR

CEQA No. ENV-2016-322-MND

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 - FEBRUARY 17, 2017

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 17, 2017)

Summary:

At a regular meeting held on January 24, 2017, the PLUM Committee considered a Vesting Zone Change at 3974-3986 West Wilshire Boulevard and 3975-3987 West Ingraham Street and a Building Line Removal for the building line on Wilshire Boulevard created by Ordinance No. 59577. Staff from the Department of City Planning provided background information on the project. After an opportunity for public comment, the Committee recommended that the Council approve the Vesting Zone Change and Building Line Removal. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

ZHC
16-1310_rpt_plum_1-24-17

-NOT OFFICIAL UNTIL COUNCIL ACTS-