

RESOLUTION

WHEREAS, the subject property is located within the area covered by the Wilshire Community Plan (“Community Plan”), which was adopted by the City Council on September 19, 2001 (CF 01-1366); and

WHEREAS, the applicant is proposing to develop a mixed-use project consisting of a maximum of 145 residential units, including 7 units (5 percent of the permitted base density units) for Very Low Income Households pursuant to State Density Bonus Law 65915 (C)(2); 1 additional unit for Very Low Income Household (not Density Bonus – based on 1 additional unit to reflect 5 percent of total units for Very Low Income); and an additional 6 Moderate Income units not Density Bonus, and a 31,055 square feet of commercial uses, including a 27,685 square-foot grocery market and a 3,370 square-foot restaurant in the Wilshire Community Plan area; and

WHEREAS, to carry out the above-referenced project, the applicant has requested a General Plan Amendment to (a) change the land use designation for the subject property from Neighborhood Office Commercial to General Commercial within the General Plan Land Use Map for the Wilshire Community Plan; and, (b) modify Footnote No. 5.1 of the General Plan Land Use Map for the Wilshire Community Plan area to reflect that the subject property is not subject to the height restriction of Height District 1VL and the Director of Planning proposed the amendment to the Wilshire Community Plan (General Plan Land Use Element), pursuant to the memo dated March 2, 2015, and

WHEREAS, the General Plan Amendment is consistent with Charter Sections 555, 556, and 558, representing an Amendment in Part of the Wilshire Community Plan; and

WHEREAS, the City Planning Commission at its meeting of November 10, 2016, approved the foregoing General Plan Amendment; and

WHEREAS, the General Plan Amendment is necessary to achieve and maintain consistency between zoning and the adopted Community Plan as required by California State law; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the Wilshire Community Plan to designate land uses in an orderly and unified manner; and

WHEREAS, the subject request would provide for a more logical and uniform pattern of planned land use development that is compatible with surrounding land use designations of the General Plan; and

WHEREAS, the project has determined to be exempt from CEQA, pursuant to Public Resources Code Section 21155.1 as a Sustainable Communities Project.

WHEREAS, the project has been analyzed in an Environmental Impact Report, SCH No. 2016011061, in accordance with the City's Guidelines for implementation of the California Environmental Quality Act ("CEQA") by the Department of City Planning.

NOW, THEREFORE, BE IT RESOLVED that the Community Plan shall be amended as to: (a) change the land use designation for the subject property from Neighborhood Office Commercial to General Commercial within the General Plan Land Use Map for the Wilshire Community Plan; and, (b) modify Footnote No. 5.1 of the General Plan Land Use Map for the Wilshire Community Plan area to reflect that the subject property is not subject to the height restriction of Height District 1VL.