

MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATED MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Transfer of Floor Area Rights (TFAR) and Zone Change for the properties located at 951-959 South Broadway and 215 West Olympic Boulevard.

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

1. FIND, that the Mitigated Negative Declaration (Case No. ENV-2014-2948-MND) previously adopted on October 13, 2016 (under Case No. VTT-72342-CN), and associated Mitigation Monitoring Program adequately serves as the environmental clearance.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT a TFAR pursuant to Sections 14.5.6 and 14.5.8 through 14.5.12 of the Los Angeles Municipal Code (LAMC), from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street for the approximate amount of 65,982 square-feet to the project site (Receiver Site) permitting a maximum Floor Area Ratio (FAR) of 9.2:1 and 189,960 square-feet of floor area in lieu of a 6:1 FAR which permits 123,978 square-feet of floor area.
4. PRESENT and ADOPT the accompanying ORDINANCE dated March 22, 2017, disapproved by the Director of Planning on behalf of the LACPC, amending Ordinance No. 180871, pursuant to LAMC 12.32, to modify [Q] Conditions, as follows: a) [Q] Condition No. 6.c to allow limited rooftop projections of up to eight feet for a pool and transparent guard wall above the 150-foot height maximum and within the 30-foot setback required for all portions of buildings above 150 feet; and, b) [Q] Condition No. 7 to allow penthouse units to project nine-feet six-inches above the 150-foot maximum without meeting the minimum lot coverage of 30 percent required for portions of buildings over 150-feet; for the demolition of a surface parking lot, and the construction of a 15-story, 164-foot six-inch tall mixed-use development, containing 163 residential condominiums and approximately 6,406 square feet of ground floor commercial space, with a total of 202 vehicle parking spaces and 186 bicycle parking spaces provided at ground level and four subterranean levels, consisting of a total 189,960 square feet of floor area and a maximum floor area ratio of 9.2:1, for the properties located at 951-959 South Broadway and 215 West Olympic Boulevard, subject to Conditions of Approval as amended by the PLUM Committee and attached to Council file No. 17-0187.
5. ADVISE the applicant of Q Qualified classification time limit as described and pursuant to Section 12.32-G 3 of the LAMC:

. . . 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.

6. 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.
7. NOT PRESENT and ORDER FILED the Ordinance dated January 12, 2017.

Applicant: Joe Bednar; Agoura Oaks, LLC

Representative: Kate Bartolo & Associates

Case No. CPC-2014-2947-TDR-ZC-ZV-CDO-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 - MAY 16, 2017

(LAST DAY FOR COUNCIL ACTION - MAY 16, 2017)

10 VOTES REQUIRED ON SECOND READING

Summary:

At a regular meeting held on March 21, 2017, the PLUM Committee considered a Transfer of Floor Area Rights and a draft Ordinance for properties located at 951-959 South Broadway and 215 West Olympic Boulevard. Staff from the Department of City Planning provided background information to the Committee. The applicant representative commented on the project. After an opportunity for public comment, the Committee recommended revisions to the Q Conditions, the Transfer of Floor Area and the Conditions of Approval. 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