

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located at 929 - 939 East 2nd Street.

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

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 Mitigated Negative Declaration, No. ENV-2016-1081-MND-REC1, adopted on June 8, 2017, no major revisions are required to the Mitigated Declaration; and no subsequent Environmental Impact Report or negative declaration is required for approval of the Project.
2. ADOPT the Amended FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated November 8, 2022, to effectuate a Zone Change to modify an existing (Q) Qualified Condition originally adopted in 2017 in association with Case No. CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR (Council file No. 17-0808), to increase the maximum allowable in floor area in order to allow for the development of a 124,233 square-foot commercial building in-lieu of the originally approved 102,679 square-foot commercial building, the proposed project involves the addition to an existing 39,148 square-foot, two-story warehouse building with one subterranean level to permit an eight-story, approximately 131-foot high, 124,233 square-foot, commercial development providing space for offices (70,318 square feet), artist studios, photo studios, and screening rooms (17,265 square feet), event spaces (21,000 square feet), and a restaurant/lounge spaces on the first and eighth levels. The total proposed Floor Area Ratio is 4.2 to 1, the Project is providing parking to accommodate 270 vehicles and 61 bicycles contained within the existing basement level and ground floor level for the properties located 929 - 939 East 2nd Street, subject to Modified Conditions of Approval as modified by the PLUM Committee on May 2, 2023.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

....property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q 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.
5. 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.
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.

Applicant: 929 E4, LLC

Representative: Jerry Neuman and Sara Hernandez, DLA Piper

Case No. APCC-2021-10197-ZC

Environmental No. ENV-2016-1081-MND-REC1

Fiscal Impact Statement: The CLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on May 2, 2023, the PLUM Committee considered a report from the CAPC and draft Ordinance relative to a Zone Change for the properties located at 929 - 939 East 2nd Street. After an opportunity for public comment, the Committee recommended to approve the Zone Change and Modified Conditions of Approval as modified by the Committee. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
RODRIGUEZ:	ABSENT
YAROSLAVSKY	ABSENT
LEE:	YES
HUTT:	YES

CR
17-0808-S1_rpt_PLUM_5-02-23

-NOT OFFICIAL UNTIL COUNCIL ACTS-