

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and Vesting Zone Change for the properties located at 212-230 East 7th Street and 701-739 South Maple Avenue.

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 MND No. ENV-2016-3685-MND, with associated Mitigation Measures and MMP adopted on September 14, 2017; and pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15164, no subsequent Environmental Impact Report, Negative Declaration, or Addendum is required for approval of the project.
2. ADOPT the FINDINGS of the PLUM Committee, attached to the Council file, as the Findings of Council.
3. ADOPT the accompanying RESOLUTION with the technical corrections, approved by the Mayor and the Los Angeles City Planning Commission (LACPC), amending the Central City Community Plan to:
  - a. Re-designate the subject property from Light Industrial to Community Commercial.
  - b. Remove Footnote No. 2 from the subject property to allow Height District No. 2 on the site in lieu of the underlying Height District No. 2D.
4. PRESENT and ADOPT the accompanying NEW ORDINANCE dated April 24, 2018, disapproved by the Director of Planning on behalf of the LACPC, effectuating a Vesting Zone Change and Height District Change from M2-2D to (T)(Q)C2-2, for the removal of a surface parking lot and the new construction, use, and maintenance of a 33-story, 370-foot high, 437,886 square-foot, mixed-use building with one level of subterranean parking, with the total proposed Floor Area Ratio (FAR) as 5.97:1, consisting of a 28-story tower containing residential uses above a five-story parking and commercial podium, with the residential component including approximately 424,283 square feet of floor area and up to 452 residential dwelling units, including 29 joint live-work units and 11 percent of the total dwelling units set aside for Low Income households, and the commercial component comprising of approximately 13,603 square feet of floor area at the ground level, with a total of 534 parking spaces to be provided within the basement level and first five levels above grade, for the properties located at 212-230 East 7th Street and 701-739 South Maple Avenue, subject to Conditions of Approval, as amended by the PLUM Committee, attached to the Council file.
5. 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.*

6. INSTRUCT the Department of City Planning (DCP) to update the General Plan and appropriate maps pursuant to this action.
7. ADVISE the applicant that, pursuant to 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.
9. NOT PRESENT and ORDER FILED the Ordinance dated September 14, 2017.

Applicant: Darrin Olson, Fashion District Residences, LLC

Representative: Alex Irvine, Craig Lawson and Company, LLC

Case No. CPC-2016-3683-GPA-VZC-HD-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 - APRIL 27, 2018**

**(LAST DAY FOR COUNCIL ACTION - APRIL 27, 2018)**

**10 VOTES REQUIRED ON SECOND READING**

Summary:

At a regular meeting held on April 10, 2018, the PLUM Committee considered a Mayor and LACPC report regarding a General Plan Amendment and Vesting Zone Change for the properties at 212-230 East 7th Street and 701-739 South Maple Avenue. Staff from the DCP provided the Committee an overview of the project and a revised Resolution with technical corrections. Council District 14 presented changes to the Q Conditions. After an opportunity for public comment, the Committee recommended to approve the General Plan Amendment with the corrected Resolution, and the Vesting Zone Change Ordinance with modifications to the Q Conditions presented by Council District 14. 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
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**