

ENVIRONMENTAL IMPACT REPORT (EIR), STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA) and Vesting Zone Change and Height District Change for the property located at 520, 524, 528, 532 Mateo Street and 1310 East 4th Place.

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 520 Mateo Project EIR No. ENV-2016-1795-EIR, State Clearinghouse No. 2016111043, dated December 21, 2017, certified on June 14, 2018, and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent EIR nor addendum is required for approval of the project.
2. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the Los Angeles City Planning Commission (LACPC), APPROVING the GPA to the Central City North Community Plan to change the Land Use Designation of the project site from Heavy Manufacturing to Regional Center Commercial land use.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated October 19, 2018 and disapproved by the Director of Planning on behalf of the LACPC, effectuating a Vesting Zone Change and Height District Change from M3-1-RIO to [T][Q]C2-2D-RIO for a mixed-use live/work development comprising of 475 live/work dwelling units, and approximately 125,000 square feet of commercial retail (including approximately 10,000 square feet of restaurant space and 10,000 square feet of retail space) and office floor area (105,000 square feet) in a 35-story structure centered on the site with office space in an adjacent six-story building, with a Floor Area Ratio of 6:1, and a height of up to 370 feet above street grade for the residential tower, and 91 feet for the office tower along Mateo Street, including eleven percent of the total units to be set aside for Very Low Income Households, for the property located at 520, 524, 528, 532 Mateo Street and 1310 East 4th Place, subject to Conditions of Approval as modified by PLUM Committee on October 16, 2018 and attached to Council file No. 18-0716-S1, including the following:
 - a. That the amendments to the Conditions of Approval are consistent with the changes requested by the Applicant in their letter dated October 10, 2018.
 - b. Require that the Applicant implement an affirmative marketing plan for artists and local businesses that will include the designation of an identified outreach coordinator whose primary function will be to coordinate with one or more local nonprofit organization(s) for the purposes of establishing and maintaining the affirmative marketing program as part of the leasing operations for the project. The plan shall be submitted to the City for approval prior to the start of leasing.

- c. Require that the Applicant provide \$2.25 million to the Council District 14 (CD 14) Public Benefits Trust Fund, Affordable Housing sub-account, for future affordable housing within CD 14, with a minimum of \$500,000 of which shall be paid no later than 60 days following the end of the entitlements appeal period.
5. RESOLVE TO DENY THE APPEALS filed by Laborer's International Union of North America, Local 300 (Representative: Richard Drury, Lozeau Drury LLP); Stephen and Carol Ann Warren (Representative: Robert L. Glushon and Kristina Kropp, Luna and Glushon); and, Southwest Regional Council of Carpenters (Representative: Pearl Kan, Wittwer Parkin LLP), and THEREBY SUSTAIN the determination of the LACPC in approving a Zoning Administrator's Determination to reduce parking for Joint Living and Work Quarters, and a Site Plan Review for a development project that creates 50 or more guest rooms and/or 50,000 gross square feet of nonresidential floor area for a mixed-use live/work development comprising of 475 live/work dwelling units, and approximately 125,000 square feet of commercial retail (including approximately 10,000 square feet of restaurant space and 10,000 square feet of retail space) and office floor area (105,000 square feet) in a 35-story structure centered on the site with office space in an adjacent six-story building, with a Floor Area Ratio of 6:1, and a height of up to 370 feet above street grade for the residential tower, and 91 feet for the office tower along Mateo Street, including eleven percent of the total units to be set aside for Very Low Income Households, for the property located at 520, 524, 528, 532 Mateo Street and 1310 East 4th Place.
6. INSTRUCT the Department of City Planning (DCP) to amend the Conditions of Approval and Findings such that they are consistent with those as modified by the PLUM Committee on October 16, 2018 and adopted by City Council.
7. INSTRUCT the DCP to update the General Plan and appropriate maps pursuant to this action.
8. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...the Council may decide to impose a permanent Q Qualified classification... identified on the Zoning 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.
9. 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.
10. 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.
11. NOT PRESENT and ORDER FILED the Ordinance dated June 14, 2018.

Applicant: CP V 520 Mateo, LLC

Representative: Brad Rosenheim, Rosenheim and Associates, Inc.

Case No. CPC-2016-3853-GPA-VZC-HD-ZAD-SPR

Environmental No. ENV-2016-1795-EIR, State Clearinghouse No. 2016111043

Fiscal Impact Statement: None submitted by the LACPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - NOVEMBER 13, 2018

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 13, 2018)

10 VOTES REQUIRED ON SECOND READING

Summary:

At a regular meeting held on October 16, 2018, the PLUM Committee considered a GPA and Vesting Zone Change and Height District Change for the property located at 520, 524, 528, 532 Mateo Street and 1310 East 4th Place. Staff from the DCP provided background information on the project and appeal. The Appellant, the Representatives for the Appellant provided comments in support of the appeal. The Applicant and a Representative for the Applicant provided comments opposing the appeal and requesting modifications to the conditions of approval. After an opportunity for public comment, the Committee recommended to approve the GPA and Vesting Zone Change and Height District Change for the project with modified 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
ENGLANDER	ABSENT
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-