

MITIGATED NEGATIVE DECLARATION (MND), ERRATUM, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the property located at 443 South Soto Street and 432, 440 Breed Street.

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

1. FIND, pursuant to California Environmental Quality Act Guidelines Section 15074(b), after consideration of the whole of the administrative record, including MND No. ENV-2017-4618-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; that the MND reflects the independent judgment and analysis of the City; that the mitigation measures have been made enforceable conditions on the project; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated August 9, 2018, effectuating a Vesting Zone Change from [Q]R4-1-CUGU to (T)RD1.5-1-CUGU, for the demolition of an existing one- to three-story, approximately 40,000 square-foot hospital with a basement and the construction, use, and maintenance of the KIPP Promesa Preparatory charter school, which proposes a total of 33 classrooms for a maximum of 625 students and will provide 33 permanent automobile parking spaces, operating from 7:00 a.m. to 6:00 p.m., Monday through Saturday, for the property located at 443 South Soto Street and 432, 440 Breed Street, subject to Conditions of Approval.
4. RESOLVE TO DENY THE APPEAL filed by Carlos Montes, Centro CSO (Representative: Dean Wallraff, Esq., Advocates for the Environment), and THEREBY SUSTAIN the determination of the LACPC in approving a Conditional Use Permit to allow the construction, use, and maintenance of an approximately 41,088 square-foot public charter elementary school for grades Transitional Kindergarten through 4th Grade in the (T)RD1.5-1-CUGU Zone (KIPP Promesa Preparatory), for the demolition of an existing one- to three-story, approximately 40,000 square-foot hospital with a basement and the construction, use, and maintenance of the KIPP Promesa Preparatory charter school, which proposes a total of 33 classrooms for a maximum of 625 students and will provide 33 permanent automobile parking spaces, operating from 7:00 a.m. to 6:00 p.m., Monday through Saturday, for the property located 443 South Soto Street and 432, 440 Breed Street, subject to Conditions of Approval.

Applicant: Bari Sherman, TA Los Angeles 443 SS, LP

Representative: Armen Ross, The Ross Group, Inc. and Woods, Diaz Group, LLC

Case No. CPC-2017-4617-VZC-CU

Environmental No. ENV-2017-4618-MND

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 - DECEMBER 4, 2018

(LAST DAY FOR COUNCIL ACTION - DECEMBER 4, 2018)

Summary:

On November 6, 2018, the PLUM Committee considered a draft Ordinance for a Vesting Zone Change for the property located at 443 South Soto Street and 432, 440 Breed Street. Staff from the Department of City Planning provided background information on the project and appeal. The Appellant and the Representative for the Applicant provided comments in support of and opposing the appeal. After providing an opportunity for public comment, the PLUM Committee closed the Public Hearing and continued the matter to November 27, 2018.

On November 27, 2018, the Representative for the Applicant provided comments requesting modifications to the conditions of approval. The PLUM Committee recommended to approve the Vesting Zone Change Ordinance 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>
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	ABSENT
CEDILLO	ABSENT

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-