

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), ADDENDUM, RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, AND ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA), Vesting Zone Change and Height District Change, and a Conditional Use Permit appeal for the properties located at 514-550 South Shatto Place and 3119 West 6th 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 SCEA No. ENV-2018-3986-SCEA, adopted on August 14, 2019; and pursuant to CEQA Guidelines 15162 and 15164, and Public Resources Code Section 21155.2, as supported by the Addendum dated February 2021, no major revisions are required to the SCEA; and, no subsequent SCEA is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by TF Shatto Limited Partnership (Representatives: Timothy Moran, Irvine and Associates, Inc. and Ryan Leaderman, Holland and Knight, LLP), and THEREBY SUSTAIN the determination of the LACPC in denying a Conditional Use Permit to permit a Transient Occupancy Residential Structure (TORS) containing 90 units within the project, consisting of all 54 co-living units and 36 standard apartment units on three levels above the co-living units for short-term or long-term occupancy.
4. ADOPT the accompanying RESOLUTION, as recommended by the Mayor and the LACPC, approving a GPA to the Wilshire Community Plan for a change in the land use designation of the project site from Community Commercial to Regional Commercial, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC).
5. PRESENT and ADOPT the accompanying ORDINANCE, dated April 22, 2021, effectuating a Vesting Zone Change and Height District Change from CR-1 and C2-1 to (T)(Q)C2-2D, pursuant to City Charter Section 558 and LAMC Sections 12.32 F and 12.32 Q, along with three requested Developer Incentives: a) reduction in the required amount of Open Space by 25 percent; b) reduction in the amount of required Residential Parking to zero; and, c) reduction of required drive aisle width to 24 feet; for a proposed project involving 440,442 square feet of floor area consisting of a 40-story, mixed-use high rise building with a maximum height of 483 feet, and the conversion of an existing 19,972 square-foot church building into restaurant uses; the project would demolish all other existing buildings onsite; the high-rise building would contain 367 residential dwelling units, including 11 percent of the total number of dwelling units as affordable housing (six percent for Very Low Income Household occupancy and five percent for Extremely Low Income Household occupancy) for a total of 42 affordable dwelling units; the total commercial square footage, inclusive of the re-purposed church building, would consist of 36,400 square feet of office and restaurant floor area; all restaurants seeking to utilize the requested Main Conditional Use Permit would have maximum hours of operation from 11:00 a.m. to 2:00 a.m., daily; the project proposes up to 470 automobile parking spaces in four levels of subterranean parking, 175 long-term bicycle parking spaces, 25 short-term bicycle parking spaces, and 33,169 square feet of credited open space; for the properties located at 514-550 South Shatto Place and 3119 West 6th Street, subject to Conditions of Approval.
6. ADVISE the applicant, pursuant to LAMC Section 12.32 G:

... 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.

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. INSTRUCT the Department of City Planning (DCP) to update the General Plan and appropriate maps pursuant to this action.

Applicant: TF Shatto Limited Partnership

Representatives: Timothy Moran, Irvine and Associates, Inc.; Ryan Leaderman, Holland and Knight, LLP

Case No. CPC-2020-6192-GPAJ-VZCJ-HD-CU-MCUP-SPR-HCA-1A

Environmental No. ENV-2018-3986-SCEA-REC1

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.

Summary:

At a regular meeting held on October 5, 2021, the PLUM Committee considered reports from the LACPC and Mayor, Resolution for a GPA to the Wilshire Community Plan, and a draft Ordinance effectuating a Vesting Zone Change and Height District Change, for the properties located at 514-550 South Shatto Place and 3119 West 6th Street. DCP staff provided an overview of the matter. A Representative of Council District 13 providing comments in support of the project and denial of the appeal. After an opportunity for public comment, and presentation by the Applicant/Appellant's Representative, the Committee recommended to deny the appeal and sustain the determination of the LACPC, and approve the environmental clearance, Resolution for the GPA, and draft Ordinance effectuating a Vesting Zone Change and Height District Change. This matter is now submitted to the Council for consideration.

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-