

DRAFT AND FINAL ENVIRONMENTAL IMPACT REPORTS (EIR), ERRATA, MITIGATION MONITORING PROGRAM (MMP), ENVIRONMENTAL FINDING, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change, for the properties located at 11650-11674 West Santa Monica Boulevard, 1551 South Barry Avenue, and 1560 South Barrington Avenue.

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

1. FIND that the Los Angeles City Planning Commission (LACPC) has reviewed and considered the information contained in the Draft EIR No. ENV-2015-2957-EIR (State Clearinghouse [SCH] No. 2016051027) dated December 2018, Final EIR dated June 2019, and Errata dated September 2019 (collectively, Santa Monica and Barrington Project EIR), as well as the whole of the administrative record.
2. CERTIFY that the Santa Monica and Barrington Mixed-Use Project EIR: a. has been completed in compliance with the California Environmental Quality Act (CEQA); b. was presented to the LACPC as a decision-making body of the lead agency; c. reflects the independent judgement and analysis of the lead agency.
3. ADOPT the following: a. the related and prepared Santa Monica and Barrington Mixed-Use Project Environmental Findings; and, b. the MMP prepared for the Santa Monica and Barrington Mixed-Use Project EIR, dated September 26, 2019.
4. ADOPT the FINDINGS of the LACPC as the Findings of Council.
5. PRESENT and ADOPT the accompanying ORDINANCE dated September 26, 2019, effectuating a Vesting Zone Change from C2-1VL, R3-1VL, and P-1VL to (T)(Q)C2-1VL, for the construction and operation of a new five-story 333,471 square-foot mixed-use development, comprised of 64,759 square feet of ground-floor and mezzanine-level grocery store and restaurant uses along Santa Monica Boulevard and 180 residential apartments (11 percent of the units, or 20 units, to be set aside for Very Low Income Households), over three levels of subterranean parking (up to 40.0 feet in depth), on a 2.6-acre (114,563 square-foot) vacant site, resulting in a Project with a maximum of 62 feet in building height, and with a maximum Floor Area Ratio of 3:1, and to include the installation of rooftop-mounted cellular antennas on eight-foot poles with supporting equipment cabinets, and involving excavation activities to result in the export of 152,000 cubic yards of soil from the site located at 11650-11674 West Santa Monica Boulevard, 1551 South Barry Avenue, and 1560 South Barrington Avenue, subject to Conditions of Approval.
6. 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.*

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.

Applicant: Jeff Appel, United El Segundo, Inc.

Representative: Fred Gaines, Esq., Gaines and Stacey, LLP

Case No. CPC-2015-2956-VZC-DB-CUB-SPR

Environmental No. ENV-2015-2957-EIR; SCH No. 2016051027

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 - FEBRUARY 18, 2020**

**(LAST DAY FOR COUNCIL ACTION - FEBRUARY 18, 2020)**

Summary:

At a regular meeting held on January 28, 2020, the PLUM Committee considered a LACPC report relative to a Vesting Zone Change for the properties located at 11650-11674 West Santa Monica Boulevard, 1551 South Barry Avenue, and 1560 South Barrington Avenue. After an opportunity for public comment, the Committee recommended to approve on consent the Vesting Zone Change. 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

BLUMENFIELD:	YES
PRICE, JR.:	YES
CEDILLO:	ABSENT
LEE:	ABSENT

LC 01/28/20

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**