

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION relative to a General Plan Amendment, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change, for the properties located at 4020 South Compton Avenue and 1351-1377 East 41st 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 the MND, No. ENV-2019-4650-MND, and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; FIND the MND reflects the independent judgement and analysis of the City; and, ADOPT the MND.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION for a General Plan Amendment to the Southeast Los Angeles Community Plan to change the land use designation of the subject property from Limited Industrial to Neighborhood Commercial.
4. PRESENT and ADOPT the accompanying ORDINANCE dated December 12, 2019, effectuating a Zone Change from M1-1-CPIO to (T)[Q]C2-1-CPIO; and, a Community Plan Implementation Overlay (CPIO) Amendment to the Southeast Los Angeles CPIO from Subarea K (Compatible Industrial) to Subarea A (Neighborhood-Serving Corridor) for the construction of a three-story, 45-foot tall, multi-family residential development containing 127 dwelling units (100 percent affordable, exclusive of a market-rate manager's unit, including seven Extremely Low Income units and 119 Low Income units), for a project comprising three buildings totaling approximately 134,492 square feet with a total Floor Area Ratio of 1.0:1, and providing 130 vehicular parking spaces at grade level, 89 long-term bicycle parking spaces, and nine short-term bicycle parking spaces, on a site currently vacant and undeveloped but paved, and that was previously occupied by a food processing and packaging facility which has been demolished, and removing and replacing four existing non-protected on-site trees, involving the next export of approximately 2,000 cubic yards of soil, for the properties located at 4020 South Compton Avenue and 1351-1377 East 41st Street, subject to Conditions of Approval.
5. ADVISE the applicant, pursuant to Los Angeles Municipal Code 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.

6. 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.

7. 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.
8. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.

Applicant: Parkview Affordable Housing, LP

Representative: Dana Sayles, ThreeSixty

Case No. CPC-2019-4649-GPAJ-ZCJ-SPR-CPIO

Environmental No. ENV-2019-4650-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 - MARCH 25, 2020

(LAST DAY FOR COUNCIL ACTION - MARCH 25, 2020)

Summary:

At a regular meeting held on January 21, 2020, the PLUM Committee considered a LACPC report and resolution relative to a General Plan Amendment to the Southeast Los Angeles Community Plan, and an Ordinance relative to effectuating a Zone Change, for the properties located at 4020 South Compton Avenue and 1351-1377 East 41st Street. After an opportunity for public comment, the Committee recommended on consent to approve the General Plan amendment and Zone Change. This matter is now submitted to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	ABSENT
CEDILLO:	YES
LEE:	ABSENT

LC 01/21/20

-NOT OFFICIAL UNTIL COUNCIL ACTS-