

CATEGORICAL EXEMPTION and 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), Zone Change and Height District Change, and a Community Plan Implementation Overlay (CPIO) Amendment to the West Adams-Baldwin Hills-Leimert CPIO District, for the property located at 3031 South Hauser Boulevard and 5461 West Jefferson Boulevard.

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, that the project is exempt from the CEQA pursuant to State CEQA Guidelines, Article 19, Section 15301 (Class 1), 15305 (Class 5), and 15332 (Class 32), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines, regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION, as recommended by the Mayor and the LACPC, approving the GPA to amend the West Adams-Baldwin Hills-Leimert Community Plan to change the land use designation of the subject site from Open Space to Hybrid Industrial, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC).
4. PRESENT and ADOPT the accompanying ORDINANCE, dated December 3, 2020, effectuating a Zone Change and Height District Change from OS-1XL to CM-1VL-CPIO for the subject site, pursuant to LAMC Section 12.32 F, for a change initiated by the City to the existing zoning and General Plan land use designation for private property located at 3031 South Hauser Boulevard and 5461 West Jefferson Boulevard that was incorrectly designated as Open Space and zoned as OS-1XL in 2000, as part of the West Adams Baldwin Hills-Leimert Community Plan update; and, to amend the West Adams-Baldwin Hills-Leimert CPIO District, and modify and expand the Commercial Corridors Subarea boundary to include the subject site, which is developed with a two-story 50,908 square-foot warehouse building, and a surface parking lot; there are no physical changes or alterations as part of the project, and no project is proposed for the subject site; for the property located at 3031 South Hauser Boulevard and 5461 West Jefferson Boulevard.
5. INSTRUCT the Department of City Planning (DCP) to update the General Plan and appropriate maps pursuant to this action.

6. REQUEST the City Attorney to prepare and present an Ordinance to amend the West Adams-Baldwin Hills-Leimert CPIO District (Ordinance No. 184,974) to add the subject site, located at 3031 South Hauser Boulevard and 5461 West Jefferson Boulevard, to the Commercial Corridors Subarea; and, thereby extend the boundary of the Commercial Corridors Subarea.

Applicant: City of Los Angeles

Case No. CPC-2020-5889-GPA-ZC-CPIOA-HD

Environmental No. ENV-2020-5890-CE

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 June 1, 2021, the PLUM Committee considered a report from the LACPC, Resolution for a GPA to change the land use designation of the subject site, draft Ordinance effectuating a Zone Change and Height District Change, and a CPIO Amendment to the West Adams-Baldwin Hills-Leimert CPIO District, for the property located at 3031 South Hauser Boulevard and 5461 West Jefferson Boulevard. DCP staff provided an overview of the matter. After providing an opportunity for public comment, the Committee recommended to approve the Categorical Exemption, Resolution, draft Ordinance effectuating the Zone Change and Height District Change; and, requested the City Attorney to prepare and present an Ordinance for the CPIO Amendment to add the subject site to the Commercial Corridors Subarea, and thereby extend the boundary of the Commercial Corridors Subarea. 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
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB
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