

MITIGATION NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and RESOLUTION relative to a General Plan Amendment (GPA) and a Zone Change and Height District Change for the property located at 640-700 West 27th Street.

Recommendations for Council action:

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND No. ENV-2019-6290-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; FIND that the MND reflects the independent judgment and analysis of the City; FIND 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 Council.
3. ADOPT the accompanying RESOLUTION, as recommended by the Mayor and the LACPC, approving the GPA to the South Los Angeles Community Plan, pursuant to Sections 555, 556, and 558 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC); to change the land use designation of the site from the existing Low Medium II Residential to the proposed Community Commercial designation for the demolition of an existing surface parking lot with 247 parking spaces for AAA employees, and the development of a new 201,345 square-foot, four and a half-story parking structure with up to 750 parking spaces (including 15 ADA accessible spaces), and up to 70 long-term and short-term bicycle parking spaces to serve AAA employees; the parking structure will be approximately 48 feet; the project includes a total of 18,206 square feet of open space, including 13,473 square feet of landscaped area; for the property located at 640-700 West 27th Street, subject to Conditions of Approval as modified by the PLUM Committee on March 1, 2022, attached to the Council file, revising Qualified [Q] Condition of Approval No. 27 as follows:
 - a. 27. Electric Vehicle (EV) Chargers. The project shall provide 75 Level II or above EV chargers on Day 1 of operation of the structure with 146 stalls wired for future adaptability. However, the project shall provide Level III or above EV chargers, when feasible.
4. INSTRUCT the Department of City Planning (DCP) to update the General Plan and appropriate maps pursuant to this action.
5. INSTRUCT the DCP to prepare and present a new Zone Change Ordinance and any required new Findings to revise Qualified [Q] Condition of Approval No. 27, as detailed above.

Applicant: Raju T. Varma, ACSC Management Services, Inc.

Representative: Alfred Fraijo Jr. Sheppard Mullin Richter and Hampton LLP

Case No. CPC-2019-6289-GPA-ZC-HD

Environmental No. ENV-2019-6290-MND

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes

For, if Amended: Empowerment Congress North Area Neighborhood Development Council

Summary:

At a regular meeting held on March 1, 2022, the PLUM Committee considered a corrected report from the LACPC and a report from the Mayor, Resolution for a GPA to the South Los Angeles Community Plan, to change the land use designation of the site from the existing Low Medium II Residential to the proposed Community Commercial designation; a draft Ordinance effectuating a Zone Change and Height District Change from the existing RD1.5-1-O to (T)[Q]C2-1D-O, and a proposed revision to the Qualified [Q] Condition of Approval No. 27 relative to EV chargers as recommended by Council District 9, for the property located at 640-700 West 27th Street. DCP staff provided an overview of the matter. After providing an opportunity for public comment, the Committee recommended adoption of the MND and MMP, and the Resolution for the GPA; and, instructed the DCP to prepare and present a new Zone Change Ordinance and any required new Findings to revise Qualified [Q] Condition of Approval No. 27, as detailed above. 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
LEE:	YES
RODRIGUEZ:	YES

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-