

ENVIRONMENTAL IMPACT REPORT (EIR), PREVIOUSLY CERTIFIED EIR, ADDENDUM, AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, Zone Change and Height District Change for the properties located at 4402 – 4486 East Florizel Street, 4401 – 4499 East Mercury Avenue, and 3501– 3531 North McKenzie Avenue.

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 the previously certified Environmental Impact Report No. ENV-2021-4160-EIR, certified on November 26, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated August 2021, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration 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. ADOPT the accompanying RESOLUTION, as recommended by the Mayor and the LACPC, approving a General Plan Amendment to the Northeast Los Angeles Community Plan to re-designate the land use of the subject lots from Low Residential to Medium Residential.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated October 13, 2022, to effectuate a Zone and Height District Change to modify the Zone and Height District for the subject lots from [Q]R1-1D to [Q]R3-1, to revise the General Plan Land Use designation and zoning for the properties located at 4402 – 4486 East Florizel Street, 4401 – 4499 East Mercury Avenue, and 3501– 3531 North McKenzie Avenue. The proposed action does not include any demolition, remodel, construction, or alteration of the existing structures known as the Rose Hill Courts Redevelopment Project and does not change the Project approved under Case No. CPC-2019-4441-DB-PUB.
5. INSTRUCT the Department of City Planning to revise the Community Plan pursuant to this action.
6. 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.
7. ADVISE the applicant that, pursuant to California 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: City of Los Angeles

Case No. CPC-2020-1002-GPA-ZC-HD

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 6, 2023, the PLUM Committee considered reports from the LACPC and Mayor, Resolution, and draft Ordinance relative to a General Plan Amendment and a Zone Change and Height District Change for the properties located at 4402 – 4486 East Florizel Street, 4401 – 4499 East Mercury Avenue, and 3501– 3531 North McKenzie Avenue. After an opportunity for public comment, the Committee recommended to approve the General Plan Amendment, Findings, Resolution, and Zone and Height District Change Ordinance. 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
RODRIGUEZ:	YES
YAROSLAVSKY:	YES
LEE:	YES
HUTT:	YES

CR
23-0416_rpt_PLUM_06-06-23

-NOT OFFICIAL UNTIL COUNCIL ACTS-