

PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT (EIR), EIR NO. ENV-2009-271-EIR, ADDENDUM, 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, Vesting Zone Change and Height District Change for the properties located at 902 – 944 West 30th Street; 3011 – 3111 South University Avenue; 3042 – 3126 South Hoover Street; and 835 – 847 West 32nd Street.

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 EIR No. ENV-2009-271-EIR certified on January 30, 2009; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the addendum dated September 2023, no major revisions are required to the EIR and no subsequent EIR, or negative declaration is required for approval of the Project.
2. ADOPT the amended 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 General Plan Amendment to the to change the land use designation on the subject property from Medium Residential to Community Commercial in the South Los Angeles Community Plan area.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated September 14, 2023, to effectuate a Vesting Zone Change and Height District Change from R3-1-O to (T)(Q)C2-2D-O for the replacement of an existing soccer field (McAllister Field) with a new athletic stadium for the University of Southern California (USC) Women's Soccer and Lacrosse teams, the proposed stadium would consist of three levels with a maximum height of 55 feet, 27,714 square feet of floor area, 2,202 fixed seats and 2,458 total occupants including standing room areas, the east side of the stadium consists of a two-story pavilion level with a height of 15 feet, a six- foot-tall fence is proposed along the 30th Street frontage and a continuous 12-foot-tall sports netting system would be installed on the east, north, and west sides of the stadium, the Project will also include the sale and dispensing of beer and wine for on-site consumption during stadium events for the properties located at 902 – 944 West 30th Street; 3011 – 3111 South University Avenue; 3042 – 3126 South Hoover Street; and 835 – 847 West 32nd Street, subject to modified Conditions of Approval.
5. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
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 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: Bryan Eck, University of Southern California

Representative: Matt Dzurec, Armbruster Goldsmith & Delvac LLP

Case No. CPC-2022-5429-GPA-VZC-HD-CUB

Environmental No. END-2009-271-EIR-ADD3

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 February 6, 2024, the PLUM Committee considered reports from the LACPC and Mayor, Resolution, and draft Ordinance relative to a General Plan Amendment and a Vesting Zone Change and Height District Change for the properties located at 902 – 944 West 30th Street; 3011 – 3111 South University Avenue; 3042 – 3126 South Hoover Street; and 835 – 847 West 32nd Street. After an opportunity for public comment, the Committee recommended to approve the General Plan Amendment, Resolution, and Vesting 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
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-