

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), NO. ENV-2019-2568-SCEA, MITIGATION MONITORING AND REPORTING PROGRAM (MMRP), MITIGATION MEASURES (MM), AND RELATED ENVIRONMENTAL FINDINGS, RESOLUTION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, Vesting Zone Change and Height District Change for the properties located at 3431 – 3455 West 8th Street, 749 – 767 South Harvard Boulevard, and 744 – 762 South Hobart Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, pursuant to Public Resources Code (PRC) Section 21155.2, after consideration of the whole of the administrative record, including the Senate Bill 375 SCEA dated November 2022, MMRP under Case No. ENV-2019-2568-SCEA (collectively known as the SCEA), and all comments received, after imposition of all MM there is no substantial evidence that the project will have a significant effect on the environment; FIND that the City Council held a hearing on and adopted the SCEA on April 14, 2023 pursuant to PRC Section 21155.2(b)(6); FIND the Project is a “transit priority project” as defined by PRC Section 21155 and the Project has incorporated all feasible MM, performance standards, or criteria set forth in prior Environmental Impact Reports (EIR), including Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (Connect SoCal) Program EIR State Clearinghouse No. 2019011061; FIND all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; FIND with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; FIND the SCEA reflects the independent judgment and analysis of the City; FIND the MM have been made enforceable conditions on the project; and ADOPT the SCEA.
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 Wilshire Community Plan to re-designate the land use of the Project Site from Neighborhood Office Commercial to Regional Center Commercial.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated May 25, 2022, to effectuate a Vesting Zone and Height District Change on the Project Site from C2-1 and PB-1 to (T)(Q)C2-2D, consistent with the recommended General Plan Amendment, and approved two Developer Incentives to permit: a) A 16-foot rear yard setback in lieu of the 20-foot rear yard setback otherwise required; and b) A 20 percent reduction to permit a minimum 20,580 square feet of overall usable open space in lieu of the minimum 25,725 square feet otherwise required, for the demolition of the existing single-family house, commercial buildings, and parking lot for the construction of a new 292,820 square-foot, eight-story, 251-unit, mixed-use building containing 29 affordable housing units above two levels of subterranean parking, the Project proposes 46,000 square feet of commercial area, 15,500 square feet of office area, 284 parking stalls, 204 bicycle parking spaces, and 20,700 square feet of usable open space, for properties located at 3431 – 3455 West 8th Street; 749 – 767 South Harvard Boulevard; and 744 – 762 South Hobart Boulevard, subject to Modified Conditions of Approval.
5. 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.

6. 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.
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.

Applicant: Charles Park & Associates, LLC

Representative: Steve S. Kim

Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Environmental No. ENV-2019-2568-SCEA

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 December 5, 2023, 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 3431 – 3455 West 8th Street, 749 – 767 South Harvard Boulevard, and 744 – 762 South Hobart Boulevard. 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:	ABSENT
LEE:	YES
YAROSLAVSKY:	ABSENT
PADILLA:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-