

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, RESOLUTION, AND ORDINANCE FIRST CONSIDERATION 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, SUBJECT TO THE APPROVAL OF THE MAYOR:

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.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated September 30, 2021, effectuating a Zone Change and Height District Change from the existing RD1.5-1-O to (T)[Q]C2-1D-O, pursuant to LAMC Section 12.32 F, 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.
5. ADVISE the applicant, pursuant to LAMC 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.
6. ADVISE the applicant that, pursuant to 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.
8. INSTRUCT the Department of City Planning (DCP) to update the General Plan and appropriate maps pursuant to this action.

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 February 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; and, a draft Ordinance effectuating a Zone Change and Height District Change from the existing RD1.5-1-O to (T)[Q]C2-1D-O, for the property located at 640-700 West 27th Street. After providing an opportunity for public comment, the Committee recommended to adopt the MND and the MMP prepared for the MND, Resolution for the GPA, and the draft Ordinance for the Zone Change and Height District Change. 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-