

NEGATIVE DECLARATION, ERRATA, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA), and Vesting Zone Change (VZC) for the properties located at 2417-2455 North Thomas Street and 2428-2436 North Gates Street.

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

1. FIND, pursuant to California Environmental Quality Act Guidelines (CEQA) Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2019-4984-ND, Errata dated January 18, 2022, and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; and the Negative Declaration reflects the independent judgment and analysis of the City.
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, the Director of Planning and the LACPC APPROVING the proposed GPA to the Northeast Los Angeles Community Plan form Low Residential to Neighborhood Commercial land use designation.
4. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning to effectuate a VZC from [Q]R1-1D and [Q]R1-1D-HPOZ to (T)(Q)C4-1D and (T)(Q)C4-1D-HPOZ for a for the proposed project involving a change of use from a school, daycare, convent, dormitories, playground, and chapel to storage, office and motion picture/television uses; the proposed project also includes the potential development of an additional 10,000 square feet of office use on portions of the project site that are outside the current HPOZ boundaries; no demolition and no grading are proposed at this time; for the properties located at 2417-2455 North Thomas Street and 2428-2436 North Gates Street, subject to the T Conditions and Modified Q Conditions.
5. REMOVE (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
6. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
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: Josh Oreck, Narrator Inc.

Representative: Paul Garry, PSOMAS

Case No. CPC-2019-4983-GPA-VZC

Environmental No. ENV-2019-4984-ND

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 7, 2022, the PLUM Committee considered a report from the LACPC, Resolution, and draft Ordinance relative to a GPA, and VZC for the properties located at 2417-2455 North Thomas Street and 2428-2436 North Gates Street. After an opportunity for public comment, the Committee recommended to approve as amended the Resolution, draft Ordinances, T Conditions and Modified Q Conditions. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

A handwritten signature in black ink, appearing to be the initials 'M' followed by a long horizontal stroke.

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	ABSENT
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ;	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-