

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change and Height District Change for the properties located at 7940 North Lankershim Boulevard, 7918-7946 North Lankershim Boulevard, and 11650-11664 West Strathern Street.

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

1. ADOPT the Findings of the Los Angeles City Planning Commission (LACPC) as the Findings of Council, attached to the Council file.
2. PRESENT and ADOPT the accompanying ORDINANCE, dated November 5, 2020, effectuating a Zone Change and Height District Change on the project site from C2-1VL and R1-1 to (T)(Q)RAS4-1-CUGU, pursuant to Section 12.32F of the Los Angeles Municipal Code (LAMC), and three Developer Incentives to permit open space to be located adjacent to a Subject Use as listed in LAMC Section 13.18E.2(d) in lieu of the requirements of Section 13.18F.3(a), an increase in the Floor Area Ratio (FAR) for a maximum 3.32:1 FAR in lieu of the 3:1 FAR permitted pursuant to LAMC Section 12.21.1; and, a parking ratio of one parking space per dwelling unit in lieu of the parking requirements pursuant to LAMC Section 12.21A.4; for the demolition of two one-story commercial buildings and surface parking for the construction, use, and maintenance of a new seven-story, 87-foot mixed use building with a maximum floor area of approximately 678,328 square feet and a maximum of 432 residential dwelling units, of which 48 units to be set aside as affordable units (22 units set aside for Extremely Low Income households and 26 units set aside for Very-Low Income households), and 22,000 square feet of commercial space consisting of one retail space proposed for a drugstore/market with ancillary drive-through, and two commercial spaces proposed for restaurant use; the project proposes the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the use and operation of one retail space proposed for the drugstore/market, and the sale and dispensing of beer and wine for on-site consumption in conjunction with the use and operation of the two commercial spaces proposed for restaurant use, with the proposed hours of operation from 7:00 a.m. to 12:00 a.m. daily for the commercial uses; and, a total of 541 automobile parking spaces and 224 bicycle parking spaces, for the properties located at 7940 North Lankershim Boulevard, 7918-7946 North Lankershim Boulevard, and 11650-11664 West Strathern Street, subject to the Conditions of Approval.
3. ADVISE the applicant, pursuant to LAMC 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.

4. 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.
5. 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: Don Hankey, Lankershim Crossing, LLC

Representative: Andrew Brady, DLA Piper LLP

Case No. CPC-2019-807-ZCJ-HD-MCUP-SPR

Environmental No. ENV-2019-808-SCEA

Related Case: CPC-2008-4744-GPA-ZC-BL-ZV-CU-CUB-ZAA-SPR

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 its regular meeting held on February 16, 2021, the PLUM Committee considered the LACPC report and draft Ordinance relative to a Zone Change and Height District Change for the properties located at 7940 North Lankershim Boulevard, 7918-7946 North Lankershim Boulevard, and 11650-11664 West Strathern Street. The Committee recommended to approve the adopt the LACPC Findings and draft Ordinance to effectuate the Zone Change and Height District Change for the project. This matter is now submitted to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RIDLEY-THOMAS:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-

