

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan amendment, vesting zone change and height district change for properties at 900-932 North La Brea Avenue and 7069 Willoughby Avenue.

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

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 15-0655 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2014-4075-MND] filed on January 16, 2015.
2. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081.6 of the California state Public Resources Code, the Mitigation Monitoring Program as the Findings of Council and ADOPT the Mitigation Monitoring Program.
3. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
4. ADOPT the accompanying RESOLUTION as recommended by the Mayor, and the Director of Planning, on behalf of the LACPC APPROVING the proposed General Plan amendment to the Hollywood Community Plan to change land use designation from Limited Manufacturing to Neighborhood Commercial.
5. PRESENT and ADOPT the accompanying ORDINANCE, approved by the LACPC, effecting a vesting zone change and a height district change from MR1-1 to [T][Q]C2-2D, subject to modified Conditions of Approval, to permit the construction of a mixed-use project with a maximum floor area ratio of 3 to 1, containing 169 residential units and 37,057 square feet of commercial space, located at 900-932 North La Brea Avenue and 7069 Willoughby Avenue.
6. REMOVE (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
7. INSTRUCT the DCP to update the General Plan and appropriate maps pursuant to this action.
8. ADVISE the applicant of Q Qualified classification time limit as described in the Committee report.
9. 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.
10. 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: 904 North La Brea, LLC
Representative: Michael Gonzales, Gonzales Law Group

Case No. CPC-2014-4074-GPA-ZC-HD-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.

TIME LIMIT FILE - AUGUST 11, 2015

(LAST DAY FOR COUNCIL ACTION - AUGUST 11, 2015)

Summary:

At the public hearing held on July 28, 2015, the Planning and Land Use Management Committee considered a General Plan amendment, vesting zone change and height district change located at 900-932 North La Brea Avenue and 7069 Willoughby Avenue.

After an opportunity for public comment, the Committee recommended that Council approve the Hollywood Community Plan to change land use designation from Limited Manufacturing to Neighborhood Commercial, and an Ordinance to effect a vesting zone change and a height district change from MR1-1 to [T][Q]C2-2D to permit the construction of a mixed-use project with a maximum floor area ratio of 3 to 1, containing 169 residential units and 37,057 square feet of commercial space, subject to modified Conditions of Approval, for property located at 900-932 North La Brea Avenue and 7069 Willoughby Avenue. This matter is now forwarded to Council for its consideration.

As indicated in Recommendation No. 8 and pursuant to Section 12.32-G.3 of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

". . . 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."

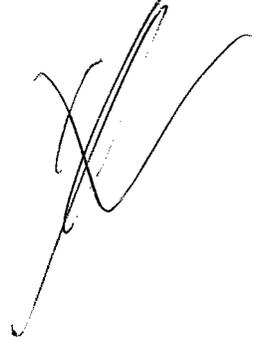
Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

| <u>MEMBER</u> | <u>VOTE</u> |
|---------------|-------------|
| HUIZAR | YES |
| HARRIS-DAWSON | YES |
| CEDILLO | ABSENT |
| ENGLANDER | YES |
| FUENTES | YES |

ea
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-NOT OFFICIAL UNTIL COUNCIL ACTS-

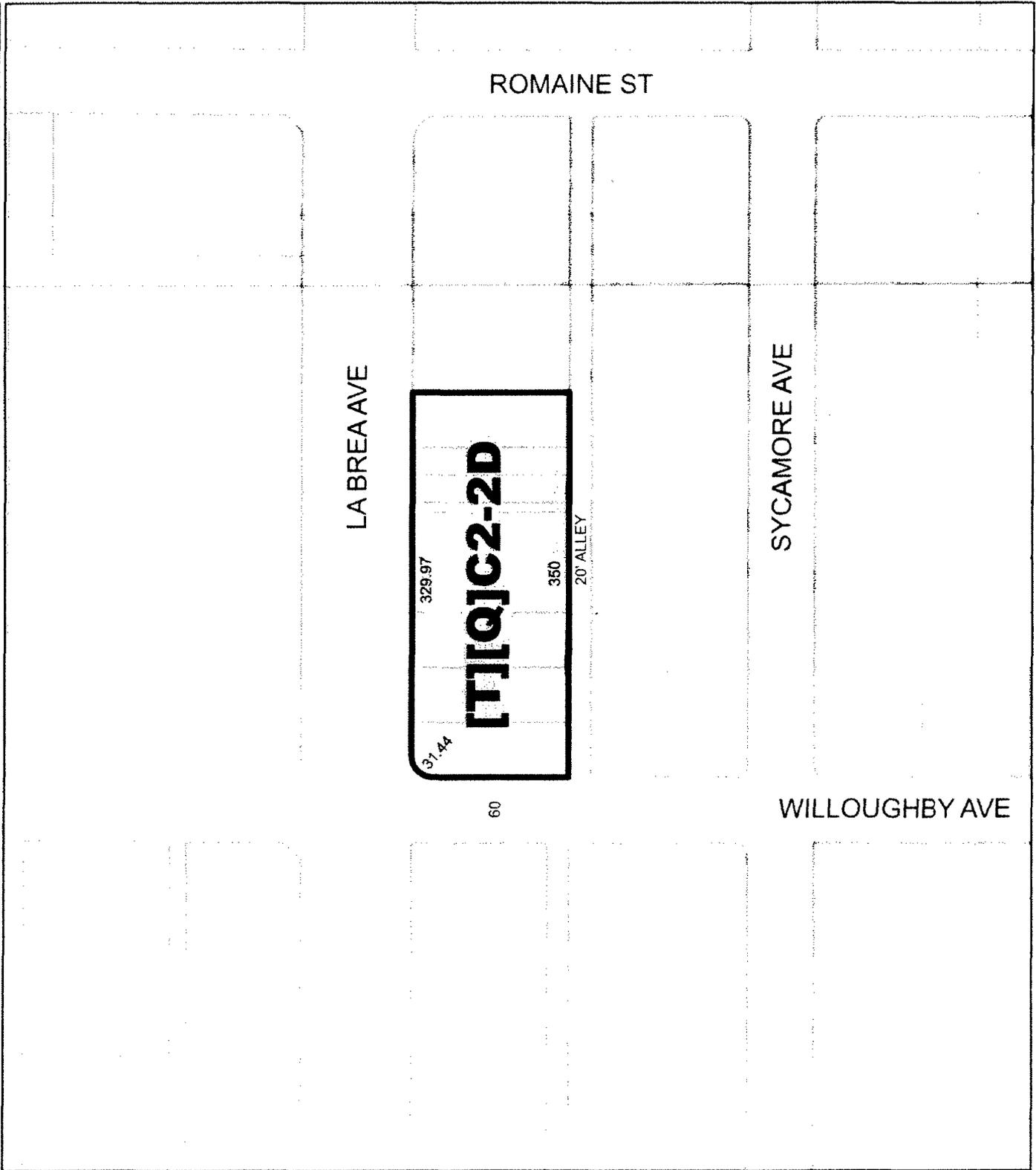
A large, stylized handwritten signature or scribble in black ink, located on the right side of the page. It consists of several overlapping loops and lines, resembling a cursive signature.

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section ____ Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.



AAV *[Signature]*

| | |
|----------------|---------------------------------|
| C.M. 144 B 181 | CPC-2014-4074-GPA-ZC-HD-ZAA-SPR |
|----------------|---------------------------------|

042015

Area Mapped

Section ____ The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of _____.

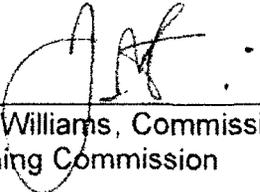
Holly L. Wolcott, City Clerk

By _____ Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on April 9, 2015
recommended this ordinance be adopted by the City Council.



James K. Williams, Commission Executive Assistant II
City Planning Commission

File No. _____

[Q] QUALIFIED CONDITIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

Entitlement Conditions

1. **Use.** The use and area regulations for the new development on-site shall be developed for commercial and residential uses as permitted in the C2 Zone as defined in LAMC Section 12.14, except as modified by the conditions herein or subsequent action.
2. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "G". Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization. Changes to this site plan and the attached Conditions of Approval may only occur after a public hearing and the issuance of a Q Clarification pursuant to LAMC Section 12.32-H.
3. **Commercial Use.**
 - a. Residential only development shall be prohibited.
 - b. Residential uses shall be prohibited on the ground floor except for lobby, office, recreational and other common area uses, and parking.
 - c. Commercial uses that are open to the public, such as retail and restaurant uses, shall occupy the ground floor space(s) facing La Brea Avenue and Willoughby Avenue.
4. **Parking Screen.**
 - a. Any parking uses on the ground floor shall be screened with retail square-footage to the satisfaction of the Department of City Planning.
 - b. Any parking uses above the ground floor shall be screened through architectural treatments, commercial square-footage or residential units to the satisfaction of the Department of City Planning.
5. **Mid-Block Break.** If one building is proposed on the site, at least one break in the western façade of the building facing La Brea Avenue shall be provided between approximately 150 feet south from the northern property line and 160 feet north from the southern property line, to the satisfaction of the Department of City Planning, in order to reduce the mass of the building and provide a break along the street wall of La Brea Avenue. The mid-block break shall be a minimum of 800 square feet and clear and open to the sky.

“D” Development Limitations

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “D” Development Limitations.

1. The total height of the buildings shall not exceed 78 feet.
2. The total floor area contained in all buildings on a lot shall not exceed three times the buildable area of the lot (3:1 FAR).