

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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-