

2/24/15

File No. 15-0036

ENVIRONMENTAL IMPACT REPORT, MITIGATION MONITORING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, vesting zone and height district change for 6649-6687 West Santa Monica Boulevard, 1120-1122 North Las Palmas Avenue, and 6624-6650 West Lexington Avenue.

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

1. CERTIFY that the Environmental Impact Report (EIR), (EIR No. ENV-2006-9653-EIR; State Clearing House No. 20070311592), has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file 15-0036 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 Environmental Impact Report.
2. ADOPT the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain.
3. ADOPT the proposed Mitigation Monitoring Program and the required Findings for the adoption of the EIR.
4. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
5. 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 from Limited Manufacturing to General Commercial land use designation.
6. PRESENT and ADOPT the accompanying ORDINANCE dated February 10, 2015, approved by the Director of Planning, effecting a vesting zone change from [Q]M1-1VL-SN to [T][Q]C2-2D-SN and to effect a height district change from 1VL to 2D, for property located at 6649-6687 West Santa Monica Boulevard; 1120-1122 North Las Palmas Avenue; 6624-6650 West Lexington Avenue, subject to modified Conditions of Approval, for the proposed construction of a mixed-use development consisting of 695 residential condominium units, approximately 24,900 square feet of commercial space, 1,391 parking spaces, and 123,501 square feet of open space.
7. NOT PRESENT and ORDER FILED the Ordinance dated November 13, 2014.
8. REMOVE (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
9. INSTRUCT the DCP to update the General Plan and appropriate maps pursuant to this action.

10. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.
11. ADVISE 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.
12. 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: Eugene LaPietra, Book City News, Tinseltown Studios, LLC, Calico Industries, LLC

Representative: Joel Miller, PSOMAS

Case No. CPC-2006-9797-GPA-VZC-HD-CU-SPR-DB

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 - MARCH 30, 2015

(LAST DAY FOR COUNCIL ACTION - MARCH 27, 2015)

Summary:

At the public hearing held on February 10, 2015 (continued from February 3, 2015), the Planning and Land Use Management Committee considered a General Plan Amendment, vesting zone and height district change request for property located at 6649-6687 West Santa Monica Boulevard, 1120-1122 North Las Palmas Avenue, and 6624-6650 West Lexington Avenue. DCP staff gave the Committee background information on the matter. The applicant's representative and Council District Four requested an amendment to the Conditions of Approval. After an opportunity for public comment, the Committee recommended that Council approve the amendment requested by Council District Four as well as the recommendations contained in the reports from the Mayor, Director of Planning, and the LACPC relative to a General Plan Amendment, zone and height district change for 6649-6687 West Santa Monica Boulevard, 1120-1122 North Las Palmas Avenue, and 6624-6650 West Lexington Avenue. This matter is now submitted 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:	ABSENT
CEDILLO:	YES
ENGLANDER:	YES

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-