

File No. 16-0345-S2

ENVIRONMENTAL IMPACT REPORT, MITIGATION MONITORING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and Vesting Zone and Height District Change for the properties located at 1118-1136 North McCadden Place, 1119-1139 North McCadden Place and 6719-6733 West Santa Monica Boulevard.

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

1. CERTIFY that the Environmental Impact Report (EIR) (EIR No. ENV-2015-1192-EIR; State Clearing House No. 2015101001) has been completed in compliance with the California Environmental Quality Act (CEQA), 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 No. 16-0345-S2 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 EIR.
2. ADOPT the FINDINGS 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 made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the DCP and ADOPT the Statement of Overriding Considerations.
4. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
5. ADOPT the revised Conditions of Approval as modified by the PLUM Committee and attached to Council file No. 16-0345-S2.
6. PRESENT and ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and the LACPC, APPROVING the proposed General Plan Amendment to the Hollywood Community Plan to change the land use designation from Limited Manufacturing to General Commercial, for a mixed-use project consisting of three buildings across two sites flanking McCadden Place, with the first building being a six-story, 75-foot senior housing building with 100 affordable housing units for seniors; the second building being a five-story (60-foot) youth housing building with up to 35 affordable housing units for young people ages 18-24; the third building being a one- to four-story (20-56 feet) LGBT facility with approximately 69,250 square feet of floor area, including a 7,085 square-foot senior center, a 15,465 square-foot youth center, approximately 17,040 square feet of administrative offices, approximately 5,215 square feet of accessory recreational space, a 4,520 square-foot kitchen/service area, 55 transitional living and emergency guest rooms with a capacity for 100 beds (including 60 transitional living beds and 40 emergency overnight beds), and 1,885 square feet of retail primarily to serve the project residents,

employees, clients and guest; including 350 parking spaces provided in a two-level subterranean parking garage; entire project would serve as the new headquarters for the LGBT Center, and the existing Village at Ed Gould Plaza which is operated by the LGBT Center and includes a one/two-story building with approximately 30,708 square feet of floor area, would also become part of the McCadden Project to allow intergrated services and expanded programs to be provided to the LGBT community, for the properties located at 1118-1136 North McCadden Place, 1119-1139 North McCadden Place, and 6719-6733 West Santa Monica Boulevard.

7. PRESENT and ADOPT the accompanying ORDINANCE dated October 13, 2016 effecting a Vesting Zone and Height District Change from [Q]M1-1VL-SN to [T][Q]C2-2D-SN for both sites, and a D-Limitation to allow an average 2.00:1 Floor Area Ratio over the entire site, for the properties located at 1118-1136 North McCadden Place, 1119-1139 North McCadden Place, and 6719-6733 West Santa Monica Boulevard, subject to Conditions of Approval.
8. INSTRUCT the DCP to update the General Plan and appropriate maps pursuant to this action.
9. ADVISE the applicant, pursuant to Section 12.32-G3 of the Los Angeles Municipal Code, as follows:

. . . 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.
10. 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.
11. 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: LA LGBT Center / McCadden Place, LP

Representative: Noah Adler, Craig Lawson and Company, LLC

Case No. CPC-2016-1083-GPA-VZC-HD-DB-SPR

CEQA No. ENV-2015-1192-EIR; State Clearinghouse No. 2015101001

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 - JANUARY 29, 2017

(LAST DAY FOR COUNCIL ACTION - JANUARY 27, 2017)

Summary:

At a regular meeting held on November 29, 2016, the PLUM Committee considered a General Plan Amendment and Zone and Height District Change for the properties at 1118-1136 North McCadden Place, 1119-1139 North McCadden Place and 6719-6733 West Santa Monica Boulevard. Staff from the DCP provided the Committee with background information regarding the project. The Applicant and it's Representative also commented on the project. Representative from Council District Four spoke in support of the project. After an opportunity for public comment, the Committee recommended to approve the project with some modifications to the Conditions of Approval. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	YES
PRICE	YES

SD
16-0345-S2_RPT_PLUM_11-29-16

-NOT OFFICIAL UNTIL COUNCIL ACTS-