

ENVIRONMENTAL IMPACT REPORT (EIR), ADDENDUM, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone and Height District Change, Sign District and an appeal for the property located at 6150 North Laurel Canyon Boulevard.

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

1. **FIND**, that based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the NoHo West Project EIR No. ENV-2015-888-EIR, State Clearinghouse No. 2015041001, certified on September 9, 2016, and in the associated Addendum No. ENV-2015-888-EIR-ADD1, dated December 8, 2016; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project.
2. **ADOPT** the Environmental Findings and Statement of Overriding Considerations; prepared by the Department of City Planning (DCP), and previously adopted by the Deputy Advisory Agency and the Los Angeles City Planning Commission (LACPC), and modified by the PLUM Committee, as the Findings of the City Council; pursuant to and in accordance with Section 21081 of the Public Resources Code.
3. **ADOPT** the Mitigation Monitoring Program and Mitigation Measures pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code.
4. **ADOPT** the **FINDINGS** of the PLUM Committee, including the Environmental Findings, as the Findings of the Council.
5. **RESOLVE TO GRANT IN PART/DENY IN PART THE APPEAL** filed by Walter D. Hall on behalf of Laurel Grove Neighborhood Association and **THEREBY DENY** the appeal and **SUSTAIN** the decision of the LACPC in approving the following: a) a Zoning Administrator determination to allow the project to exceed the Transitional Height requirements of 12.21.1A,10 and provide maximum building heights of 77 feet for Building J from zero to 100 feet of the R1 Zone, 72 feet for Building J from 100 to 200 feet of the R1 Zone, 34 feet for Residential Building B from 50 to 100 feet of the R1 Zone, and 64 feet for Residential Building B from 100 to 200 feet of the R1 Zone; b) a Zoning Administrator determination to allow Shared Parking of the off-street parking spaces for the commercial uses within the project, providing 2,046 spaces in lieu of the required 2,389 parking spaces; and c) an adjustment from Section 12.14-C to allow a rear yard setback of 11 feet 6 inches in lieu of the required 18-foot rear yard for one residential building, for a project involving the adaptive reuse, rehabilitation, and partial expansion of the former Macy's building for approximately 256,000 square feet of office and retail uses with approximately 316,000 square feet of new commercial development, including office, retail, restaurant, health club, and cinema uses, and 642 rental housing units in two main residential buildings, and public and private recreational amenities strategically located within the 25-acre site with the development of associated parking facilities, the installation of commercial signage, and the demolition of several existing buildings on site, for the

property located at 6150 North Laurel Canyon Boulevard.

6. PRESENT and ADOPT the accompanying NEW ORDINANCE dated December 13, 2016, effecting a Zone and Height District Change from C4-1L, (Q)C4-1L and P-1L to (T) (Q)C2-1, for the property at located at 6150 North Laurel Canyon Boulevard, subject to Conditions of Approval as modified by the PLUM Committee and attached to Council file No. 16-1280.
7. NOT PRESENT and ORDER FILE the ORDINANCE dated September 22, 2016.
8. REQUEST the City Attorney to prepare and present an Ordinance for a Sign District (Supplemental Use District) for a comprehensive set of sign regulation for the project, as modified by the PLUM Committee and attached to Council file No. 16-1280.
9. ADVISE the applicant of Q Qualified classification time limit pursuant to Section 12.32-G.2(f) of the Los Angeles Municipal Code as follows:

. . . whenever property remains in a Q Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such 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.
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: Clare Bronowski, MGP XI GPI Laurel Plaza, LLC

Representative: James Auld, Altoon Partners, LLP

Case No. CPC-2015-889-VZC-SN-VCU-MCUP-SPR-ZAD-ZAA

CEQA No. ENV-2015-888-EIR; ENV-2015-888-EIR-ADD1

Fiscal Impact Statement: None submitted by the City Attorney. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JANUARY 25, 2017

(LAST DAY FOR COUNCIL ACTION - JANUARY 25, 2017)

Summary:

At a regular meeting held on December 13, 2016, the PLUM Committee considered a Zone and Height District Change and an appeal for the property located at 6150 North Laurel Canyon Boulevard. Staff from the DCP provided an overview of the proposed project and appeal. A representative from Council District Two provided some modifications to the project. The Representative for the Applicant and the Appellant provided comments relative to the project and the appeal. After an opportunity for public comment, the Committee recommended to grant in part and deny in part the appeal and approve the actions of the LACPC with the modifications presented by Council District Two. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



A handwritten signature in black ink, appearing to be 'J. H. ...', is written over the text 'PLANNING AND LAND USE MANAGEMENT COMMITTEE'.

PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-