

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, REVISED MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, AND ORDINANCE FIRST CONSIDERATION relative to a Zone Change and Height District Change for the property located at 6000 West Santa Monica Boulevard.

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

1. ADOPT the MND No. ENV-2013-3263-MND, dated May 16, 2016, and the revised MMP as the adequate environmental clearance.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code for the MMP as the Findings of Council, and ADOPT the MMP.
3. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
4. PRESENT and ADOPT the new accompanying ORDINANCE, dated March 22, 2017, effecting a Zone Change and Height District Change from A1-1XL to (T)(Q)A1-2D for the construction of two new mausoleums, a maintenance facility and yard, a surface parking lot as part of an expansion of the Hollywood Forever Cemetery, consisting of the Crescent Mausoleum to include a one-story addition to an existing mausoleum located along the Van Ness Avenue frontage to accommodate approximately 832 crypt spaces with a maximum height of 18 feet nine inches, and the Gower Mausoleum to include the construction of a new five-story mausoleum located along an undeveloped portion of the Gower Street frontage to accommodate approximately 29,752 crypt spaces with a maximum height of 97 feet six inches, with the two structures having a combined floor area of approximately 87,688 square feet, and a surface parking lot to be developed adjacent to the Crescent Mausoleum, containing 107 parking spaces, with the development proposed to be phased over a 10-15 year period, for the property located at 6000 West Santa Monica Boulevard, subject to Conditions of Approval as modified by the PLUM Committee.
5. ADVISE the applicant, pursuant to Section 12.32-G.2(f) of the Los Angeles Municipal Code:

. . . 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.

6. 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.

7. 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.
8. NOT PRESENT and ORDER FILED the ORDINANCE dated October 13, 2016.

Applicant: Jon Pecoraro, Hollywood Forever Cemetery

Representative: Donna Tripp, Craig Lawson and Company, LLC

Case No. CPC-2013-3262-ZC-HD-PUB-ZV-ZAA-SPR

CEQA No. ENV-2013-3263-MND

Fiscal Impact Statement: The Los Angeles City Planning Commission reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - APRIL 6, 2017

(LAST DAY FOR COUNCIL ACTION - APRIL 5, 2017)

Summary:

At a regular meeting held on March 21, 2017, the PLUM Committee considered a Zone Change and Height District Change for the for the Hollywood Forever Cemetery located at 6000 West Santa Monica Boulevard. Staff from the Department of City Planning the Representative for the Applicant provided comments relative to modifications to the project. A representative of Council District 13 provided background on the project and commented in agreement with the proposed modifications. After an opportunity for public comment, the Committee recommended to approve the project with the proposed modifications. 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

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-