

ENVIRONMENTAL IMPACT REPORT (EIR), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, Zone Change and Height District Change for the properties located at 11355 and 11377 West Olympic Boulevard.

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

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Trident Center Modernization Project EIR No. ENV-2016-1463-EIR (State Clearinghouse No. 2017011045), certified on June 27, 2018; and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent EIR, Negative Declaration or Addendum is required for approval of the Project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION for a General Plan Amendment to amend Footnote No. 1 of the West Los Angeles Community Plan Land Use Map to indicate that Height District No. 2 is applicable to the site.
4. PRESENT and ADOPT the accompanying ORDINANCE dated January 15, 2019, disapproved by the Director of Planning on behalf of the LACPC, effectuating a Zone Change and Height District Change from [Q]C2-1 to (T)(Q)C2-2D, for the renovation of two existing 10-story office towers with 342,078 square feet and the addition of a 120,000 square-foot expansion that includes connecting the towers on levels 5, 7, and 9; a two-story podium element that would connect the towers on floors 2 through 3; the addition of ground floor dining uses; and updated outdoor and recreational amenities, including roof gardens and an outdoor recreation deck and pedestrian improvements along Olympic Boulevard; with the existing two 10-story office towers being connected by a parking structure that includes 3 levels of above-grade and 2 levels of subterranean parking, which increases the buildings' total square footage, adding 115,000 gross square feet of office and 5,000 gross square feet of restaurant use to the existing 330,758 square feet of office and 11,320 square feet of retail, with the total square footage being 462,078 square feet with the height of the existing office towers remaining and upon completion, the Project resulting in a total maximum floor area ratio of 3:1, for the properties located at 11355 and 11377 West Olympic Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee.
5. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

*...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q 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 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. INSTRUCT the Department of City Planning (DCP) to update the General Plan and appropriate maps pursuant to this action.
9. NOT PRESENT and ORDER FILED the Ordinance dated September 27, 2018.

Applicant: Edward W. Cook III, Westside Campus, LLC

Representative: Marcos D. Velayos, Park and Velayos, LLP

Case No. CPC-2016-1462-GPA-ZC-HD-CU-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 - JANUARY 23, 2019**

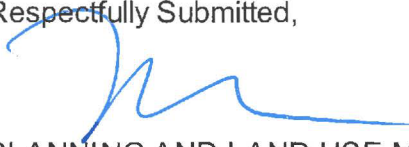
**(LAST DAY FOR COUNCIL ACTION - JANUARY 23, 2019)**

**10 VOTES REQUIRED ON SECOND READING**

Summary:

At a regular meeting held on January 15, 2019, the PLUM Committee considered a LACPC report regarding a General Plan Amendment, Zone Change and Height District Change draft Ordinance for the property at 11355 and 11377 West Olympic Boulevard. Staff from the DCP provided an overview of the project. The applicant representative commented and presented a modification to one of the Q Conditions regarding lighting. After an opportunity for public comment, the Committee recommended to approve the General Plan Amendment and the draft Ordinance, with the modification presented by the applicant representative. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	YES
BLUMENFIELD	YES
PRICE	ABSENT
CEDILLO	YES
SMITH	YES

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**