

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and Zone and Height District Change for the properties located at 8900-8946 West Venice Boulevard.

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

1. FIND based on the independent judgment of the City Council and consideration of the whole of the record, pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15050 and 15096, that the decision-making body reviewed and considered the information in MND No. ENV-2015-4479-MND, prepared by the lead agency (City of Culver City) prior to approving the project; finds no subsequent environmental review is necessary under CEQA Guideline Section 15162; and all mitigation measures from the MND required to mitigate those impacts caused by the City's approvals have been incorporated into the project.
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 of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
4. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and the LACPC, APPROVING the proposed General Plan Amendment to amend the Palms-Mar Vista-Del Rey Community Plan to re-designate parcels at 8900 and 8906 West Venice Boulevard from Open Space to Limited Manufacturing land uses and to exempt the subject property from Footnote No. 1 and to allow Height District 2, for the properties located at 8900-8946 West Venice Boulevard.
5. PRESENT and ADOPT the accompanying ORDINANCE dated June 9, 2016 effecting a Zone and Height District Change from M1-1 (Limited Industrial Zone with a 1.5 to 1 Floor Area Ratio) to (T)(Q)M1-2D (Limited Industrial Zone with a 3.2 to 1 Floor Area Ratio), for the construction, use and maintenance of a five-story, 72-foot tall, 210,445 square-foot creative office building with ground floor retail and restaurant uses and portions of a subterranean parking garage with the project being part of a larger mixed-use, multi-jurisdictional project which includes a six-story, 79-foot tall, 200-unit residential building, a six-story, 77-foot tall, 148 room hotel and a three-level, subterranean parking garage with 1,555 parking spaces, all of which is on a 5.53 acre site and within the jurisdictions of the City of Los Angeles (1.38 acres) and Culver City (4.15 acres), for the properties located at 8900-8946 West Venice Boulevard, subject to Conditions of Approval.
6. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
7. ADVISE the applicant of Q Qualified classification time limit pursuant to Section 12.32-

G.2(f) of the Los Angeles Municipal Code (LAMC) and as described:

. . . 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.

8. 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.
9. 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: Culver Station, LLC Lowe Enterprises

Representative: Kyndra Casper, Liner, LLP

Case No. CPC-2015-4478-GPA-ZC-HD-CU-CUB-ZAD-SPR

CEQA No. ENV-2015-4479-MND

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

Community Impact Statement: None submitted.

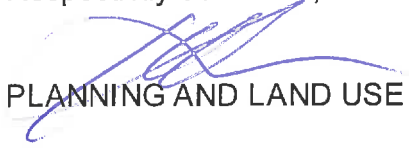
TIME LIMIT FILE - OCTOBER 27, 2016

(LAST DAY FOR COUNCIL ACTION - OCTOBER 26, 2016)

Summary:

At a regular meeting held on September 27, 2016, the PLUM Committee considered a General Plan Amendment and Zone Change for the properties located at 8900-8946 West Venice Boulevard. The Applicant provided information to the Committee regarding the project. After an opportunity for public comment, the Committee recommended to approve the General Plan Amendment and Zone Change. This matter is now submitted to the Council for its 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
16-0928_RPT_PLUM_9-27-16

-NOT OFFICIAL UNTIL COUNCIL ACTS-