

ENVIRONMENTAL IMPACT REPORT (EIR), PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and Vesting Zone Change and Height District Change, for the properties located at 6901-6931 West Santa Monica Boulevard; 1107-1121 North Mansfield Avenue; and 1106-1126 North Orange Drive; and add areas.

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 6901 Santa Monica Boulevard Mixed-Use Project EIR No. ENV-2015-4612-EIR, State Clearinghouse No. 2016021044, certified on March 22, 2018; and pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15164, no subsequent EIR 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 the Hollywood Community Plan to redesignate the site from Highway Oriented Commercial and Medium Density Residential to General Commercial and to change the land use designation of the parcels listed within the add areas from Highway Oriented Commercial to General Commercial.
4. PRESENT and ADOPT the accompanying ORDINANCE dated March 22, 2018, effectuating a Vesting Zone Change and Height District Change from C2-1D and R3-1XL to (T)(Q)C2-2D, including a new D-Limitation to restrict the floor area ratio to 3:1, for the demolition and removal of the existing office and automobile storage buildings (totaling 54,661 square feet) located on the project site, and development of a mixed-use building, including 231 multi-family residential units and 15,000 square feet of ground-floor neighborhood-serving commercial uses (including up to a 5,000 square-foot high-turnover restaurant and up to 10,000 square feet of general retail), and 390 vehicle parking spaces within two subterranean, one at grade and one above grade level of parking, with approximately eight percent of the permitted base density, equal to 15 units, will be restricted for Very Low-Income households, with the project varying in height from 23 feet to 80 feet, four inches, and will have a total build-out of 218,316 square feet, for the properties located at 6901-6931 West Santa Monica Boulevard; 1107-1121 North Mansfield Avenue; and 1106-1126 North Orange Drive (Add Areas: 6851-6855 West Santa Monica Boulevard; 1107-1121 North Citrus Avenue; 1104-1116 North Mansfield Avenue; 7001-7029 West Santa Monica Boulevard; 1118-1110 North Sycamore Avenue; 1107-1117 North Orange Drive; 7051 West Santa Monica Boulevard; and 1105-1115 North Sycamore; unaddressed parcels include APN's 5532016031, 5532016015, and 5531013025), subject to Conditions of Approval.
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 to update the General Plan and appropriate maps pursuant to this action.

Applicant: Mark Spector, ONNI Santa Monica, LLP

Representative: Dale Goldsmith, Armbruster Goldsmith and Delvac, LLP

Case No. CPC-2015-4611-GPA-VZC-HD-DB-MCUP-WDI-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 - JULY 9, 2018

(LAST DAY FOR COUNCIL ACTION - JULY 3, 2018)

Summary:

At a regular meeting held on May 15, 2018, the PLUM Committee considered a LACPC report, Resolution and draft Ordinance for a General Plan Amendment and Vesting Zone and Height District Changes for the properties at 6901-6931 West Santa Monica Boulevard; 1107-1121 North Mansfield Avenue; and 1106-1126 North Orange Drive; and add areas. After an opportunity for public comment, the Committee recommended to approve the Resolution and Vesting Zone and Height District Changes. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

A handwritten signature in black ink, consisting of several loops and a long tail, positioned above the committee name.

PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-