

ENVIRONMENTAL IMPACT REPORT (EIR), ADDENDUM, and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an Amendment to the West Adams Community Plan Implementation Overlay (CPIO) District, for the property located at 5860 West Jefferson Boulevard.

Recommendations for Council action:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project was assessed in the previously certified EIR No. ENV-2008-478-EIR, certified on June 29, 2016; and pursuant to CEQA Guidelines, Sections 15164 and the Addendum, dated August 2020, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration 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. REQUEST the City Attorney to prepare and present an Ordinance for an amendment to the West Adams CPIO, pursuant to Section 12.232 and 13.14 of the Los Angeles Municipal Code, to amend provisions applicable to Parcel E only, to: a) allow a maximum building height of 320 feet in lieu of the otherwise allowed 75 feet per CPIO Section V-2(A)(1)(c); b) allow a maximum individual floor height of up to 37 feet and with atrium space up to 52 feet in height in lieu of the otherwise allowed 14 feet and 25 feet, respectively per CPIO Section V-2(A)(1)(e); and, c) prohibit off-site and digital signage, as well as billboards; for the redevelopment of a portion of the project site by replacing the existing surface parking area with an approximately 344,947 square foot office building that is approximately 320 feet (22 stories) in height; with approximately 908 vehicle parking spaces to be provided in four subterranean parking levels and limited surface parking; the 5850 Project would also include approximately 104 bicycle parking spaces, including 69 long-term bicycle parking spaces and 35 short-term bicycle parking spaces; existing approximately 49,877 square foot media production building would remain on-site; the project site would include approximately 394,824 square feet of floor area upon completion; for the property located at 5860 West Jefferson Boulevard, subject to Conditions of Approval.

Applicant: David McNaught, 5850 West Jefferson, LLC

Representative: Francis Park, Park and Velayos LLP

Case No. CPC-2019-4992-CPIOA-ZAD-SPR-WDI

Environmental No. ENV-2008-478-EIR; Addendum; SCH No. 2008021013

Related Case: ADM-2019-4994-CPIOC

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.

Summary:

At a regular meeting held on June 15, 2021, the PLUM Committee considered a report from the LACPC and proposed Ordinance for an amendment to the West Adams CPIO, to amend provisions applicable to Parcel E only, for the property located at 5860 West Jefferson Boulevard. Councilmember Ridley-Thomas provided comments in support of the project and associated project labor agreement for a local hire program, and requested that the local hiring efforts be posted on investigative websites for tracking. After providing an opportunity for public comment, the Committee recommended to approve the recommendations as contained in the LACPC transmittal report; and, requested the City Attorney to prepare and present an Ordinance for an amendment to the West Adams CPIO, to amend provisions applicable to Parcel E only. 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
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB
21-0245_rpt_PLUM_06-15-21