



# ERRATA No. 1 TO THE MITIGATED NEGATIVE DECLARATION

## 1200 N. Cahuenga Boulevard Project

Case Number: ENV-2021-10171-MND

**Project Location:** 1200 – 1210 N. Cahuenga Boulevard, 6337 – 6357 W. Lexington Avenue, and 6332 – 6356 W. La Mirada Avenue, Los Angeles, California, 90038.

**Community Plan Area:** Hollywood

**Council District:** 13—Mitch O’Farrell

**Project Description:** The 1200 N. Cahuenga Boulevard Project (the “Project”) is located at 1200 – 1210 N. Cahuenga Boulevard, 6337 – 6357 W. Lexington Avenue, and 6332 – 6356 W. La Mirada Avenue (the “Project Site”) in the City of Los Angeles. The Project proposes to replace an existing, vacant private school campus, the Stratford School, with an approximately 75,262 square-foot creative office campus with a ground-floor retail use. The Project would be comprised of three buildings, Buildings A, B, and C, with an outdoor courtyard located between the buildings. The Project would demolish the school’s subterranean parking lot and access ramp, topped with a recreational field and basketball court, and two playgrounds. The Project would also demolish 8,941 square feet of the existing approximately 28,389 square-foot private school building, but would otherwise preserve and upgrade with a few exterior modifications the remaining approximately 19,448 square feet of the building and its subterranean parking garage to be a creative office building (Building B). Building A would be new, located along the northern border of the Project Site, would contain 35,000 square feet, and would be four stories and a maximum of 57’ 1” in height. Building B would consist of 19,448 square feet of the existing two-story, 42’ 6” tall school building; Building B’s unusually tall first story would place its second story approximately in line with the third stories on Buildings A and C. Building C would be new, occupy the southwest corner of the Project Site, would contain approximately 20,814 square feet, and would be four stories and a maximum of 60’ 11” in height. All three buildings would provide decks and balconies adjacent to the creative offices. The buildings would surround an outdoor courtyard for the use of the buildings’ tenants. The Project would provide 156 vehicular parking spaces and 22 bicycle spaces within the Project’s one-level subterranean parking garage, which would extend under both Buildings A and B, and two at-grade parking areas on the first floors of Buildings A and C. The subterranean garage under Building A would contain automated parking stackers. The Project would be built on the 53,557 square-foot Project Site, resulting in a site-wide Floor Area Ratio (FAR) of approximately 1.41 to 1 and a total floor area of 75,262 square feet. Approximately 12,678 cubic yards of dirt is expected to be excavated and exported from the Project Site during construction.

**PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

**PREPARED BY:**

EcoTierra Consulting, Inc.  
633 W. 5<sup>th</sup> Street, 26<sup>th</sup> Floor  
Los Angeles, California 90071

**APPLICANT:**

BARDAS Investment Group  
1015 N. Fairfax Avenue  
West Hollywood, California 90046

# TABLE OF CONTENTS

---

	<u>Page</u>
<b>Introduction .....</b>	<b>4</b>
<b>Modifications, Clarifications and Corrections .....</b>	<b>6</b>
<b>Conclusion .....</b>	<b>10</b>

# 1 INTRODUCTION

---

This Errata has been prepared to make minor revisions, clarifications, corrections and minor amplifications to the Mitigative Negative Declaration (MND) for the 1200 N. Cahuenga Boulevard Project (Project). These modifications clarify, correct, amplify and refine the MND and provide supplemental information to the City decision-makers and the public. CEQA requires recirculation of an MND only when it must be “substantially revised” after public notice of its availability has previously been given pursuant to CEQA Guidelines Section 15072, but prior to its adoption. CEQA Guidelines Section 15073.5(b) and (c) specifically state:

- b) *A “substantial revision” of the negative declaration shall mean:*
  - 1) *A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or.*
  - 2) *The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.*
  
- c) *Recirculation is not required under the following circumstances:*
  - 1) *Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.*
  - 2) *New project revisions are added in response to written or verbal comments on the project’s effects identified in the proposed negative declaration which are not new avoidable significant effects.*
  - 3) *Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.*
  - 4) *New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.*

Changes to the MND are shown as follows: deletions are shown with ~~strikethrough~~ and additions are shown with double underline. Existing text to remain unchanged is included as plain text, without strikethrough or double underlines, to provide context for revisions, clarification, and correction.

The minor revisions, clarifications, corrections and minor amplifications to the MND provided in this Errata do not represent substantial revisions. The City has reviewed the information in this Errata and has determined that it does not change any of the basic findings or conclusions of the MND, that there is no substantial evidence in light of the whole record before the agency that the Project, as revised, may have a significant effect on the environment which has not been mitigated or avoided, and that the minor revisions, clarifications, corrections and minor amplifications do

not constitute “substantial revisions” pursuant to CEQA Guidelines Section 15073.5, and do not require recirculation of the MND.

## 2 MODIFICATIONS, CLARIFICATIONS AND CORRECTIONS

---

This Errata addresses minor revisions, clarifications, corrections and minor amplifications to the Project's MND to clarify, correct, amplify and refine the information in the MND and provide supplemental information to the City decision-makers and the public.

In addition, this Errata addresses minor modifications to the Project including the potential removal of the six street trees located adjacent to the Project Site.

### SECTION 3.3, DESCRIPTION OF PROJECT

#### 3.3.3 Open Space and Landscaping

1. Pages 31 through 33, last paragraph and first paragraph are revised as follows:

Currently, the Project Site contains vegetation landscaping and 14 existing trees (6 street trees and 8 trees located on-site, 0 protected trees). ~~There are 6 street trees; 3 on Lexington Avenue: 1 Mexican Fan Palm / Washingtonia Robusta, 1 Cherry Plum / Prunus Cerasifera, and 1 Natchez Crape Myrtle / Lagerstroemia 'Indica; and 3 street trees on N. Cahuenga Boulevard: 1 Purple Orchid Tree / Bauhinia Blakeana, and 2 Pink Trumpet Tree / Handroanthus Heptaphyllu. There are 8 existing trees on-site, 2 Italian Cypress/ Cupressus Sempervirens, 1 Purple Coraltree/Erthrina Fusca, and 1 Palo Verde /Parkinsonia Desert, 1 Coast Redwood / Sequoia Sempervirens, and 3 Sweet Gum / Liquidambar Styraciflua. The Project would require the removal of 8 existing trees on-site but all 6 existing street trees would remain in place. There are no protected species or heritage trees on the Project Site or in the adjacent public right-of-way. There are 6 street trees; 3 on Lexington Avenue: 1 Mexican Fan Palm / Washingtonia robusta, 1 Cherry Plum / Prunus cerasifera, and 1 Natchez Crape Myrtle / Lagerstroemia indica; and 3 street trees on N. Cahuenga Boulevard: 1 Purple Orchid Tree / Bauhinia blakeana, and 2 Pink Trumpet Tree / Handroanthus heptaphyllu. There are 8 existing trees on-site, 2 Italian Cypress/ Cupressus sempervirens, 1 Purple Coraltree/Erthrina fusca, and 1 Palo Verde /Parkinsonia x "Desert Museum', 1 Coast Redwood / Sequoia sempervirens, and 3 Sweet Gum / Liquidambar styraciflua. The Project would require the removal of 8 existing trees on-site and the potential removal of 6 existing street trees. There are no protected species or heritage trees on the Project Site or in the adjacent public right-of-way.~~

Pursuant to Department of Public Works, Bureau of Street Services' tree replacement policy the Los Angeles Municipal Code (LAMC), if removed, the existing street on-site trees would be required to be replaced at a ratio of 2:1 with a minimum 24" box replacement tree (46 12 trees), and existing on-site trees with a trunk diameter greater than 12" would be replaced at a ratio of 1:1 with a minimum 24" box replacement street (4 trees). In addition, one tree is required per 500 square feet of landscaped area (22 trees per 11,419 square foot landscaped area). The 22 tree required within the landscaped area would also serve as replacement trees, and three trees per 40,000 square feet of developed area (5 trees per 53,557 square foot developed area), would be required.

LAMC Landscape Ordinance 12.42 C 1.(a) states “at least one tree, which shall not be a palm, shall be provided in the Project for each 500 square feet of landscaped area in the Project.” City of Los Angeles Ordinance 2019-0004 §1, 2019, Section 22.126.030.A 1.(c), under Amount of Trees, states “for projects that are non-residential or mixed-use, a minimum of three trees shall be planted for every 10,000 square feet of developed lot area.” ~~Thus, a total of 30 trees would be provided as part of the Project. (17 Olea Europaea ‘New Wilsonii’ / Fruitless Olive, 5 Lagerstroemia X ‘Natchez’ / Natchez Crape Myrtle, 2 Ligustrum Lucidum / Glossy Privet, and 6 Melaleuca Quinquenervia / Broad-Leaved Paperbark).~~ Thus, a total of 30 trees would be provided as part of the Project. (17 Olea Europaea ‘New Wilsonii’ / Fruitless olive, 5 Lagerstroemia X ‘Natchez’ / Natchez crape myrtle, 2 Ligustrum Lucidum / Glossy privet, and 6 Melaleuca Quinquenervia / Broad-Leaved paperbark). The Project would also provide 11,419 square feet of landscaping, as shown in Figure 3.18 *Landscaping Ground Level Plan*. Landscaping would be added to the courtyard, terraces, and decks.

Because the Project does not propose any residential uses, no LAMC code-required open space, or recreational space, would be required. Notwithstanding, the Project would provide 14,667 square feet of non-required open space for the tenants as part of its design, intended to promote worker well-being and enjoyment and attract/retain media-focused tenants in Hollywood. This open space would include the courtyard, terraces, and the decks.

## SECTION 4, ENVIRONMENTAL IMPACT ANALYSIS

### IV. Biological Resources

1. Pages 70 through 71, Question d) is revised as follows:

A significant impact may occur if a project would interfere or remove access to a migratory wildlife corridor or impede the use of native wildlife nursery sites. The Project Site is developed with the Stratford School Building, a recreational field, and a below-grade parking garage and is located in a developed area of the City of Los Angeles.

Currently, the Project Site contains vegetation landscaping and 14 existing trees (6 street trees and 8 trees located on-site, 0 protected trees). ~~There are 6 street trees; 3 on Lexington Avenue: 1 Mexican Fan Palm / Washingtonia Robusta, 1 Cherry Plum / Prunus Cerasifera, and 1 Natchez Crape Myrtle / Lagerstroemia Indica; and 3 street trees on N. Cahuenga Boulevard: 1 Purple Orchid Tree / Bauhinia Blakeana, and 2 Pink Trumpet Tree / Handroanthus Heptaphyllu. There are 8 existing trees on-site, 2 Italian Cypress/ Cupressus Sempervirens, 1 Purple Coraltree/Erthrina Fusca, and 1 Palo Verde /Parkinsonia Desert, 1 Coast Redwood / Sequoia Sempervirens, and 3 Sweet Gum / Liquidambar Styraciflua. The Project would require the removal of 8 existing trees on-site but all 6 existing street trees would remain in place. There are no protected species or heritage trees on the Project Site or in the adjacent public right-of-way.~~ There are 6 street trees; 3 on Lexington Avenue: 1 Mexican Fan Palm / Washingtonia robusta, 1 Cherry Plum / Prunus cerasifera, and 1 Natchez Crape Myrtle / Lagerstroemia indica; and 3 street trees on N. Cahuenga Boulevard: 1 Purple Orchid Tree / Bauhinia blakeana, and 2 Pink Trumpet Tree / Handroanthus heptaphyllu. There are 8 existing trees on-site, 2 Italian Cypress/ Cupressus sempervirens, 1 Purple Coraltree/Erthrina fusca, and 1 Palo Verde /Parkinsonia x ‘Desert

Museum', 1 Coast Redwood / Sequoia sempervirens, and 3 Sweet Gum / Liquidambar styraciflua. The Project would require the removal of 8 existing trees on-site and the potential removal of 6 existing street trees. There are no protected species or heritage trees on the Project Site or in the adjacent public right-of-way.

Pursuant to Department of Public Works, Bureau of Street Services' tree replacement policy the Los Angeles Municipal Code (LAMC), the existing street on-site trees would be required to be replaced at a ratio of 2:1 with a minimum 24" box replacement tree (46 12 trees), and existing on-site trees with a trunk diameter greater than 12" would be replaced at a ratio of 1:1 with a minimum 24" box replacement street (4 trees). In addition, one tree is required per 500 square feet of landscaped area (22 trees per 11,419 square foot landscaped area). The 22 tree required within the landscaped area would also serve as replacement trees, and three trees per 10,000 square feet of developed area (5 trees per 53,557 square foot developed area), would be required.

LAMC Landscape Ordinance 12.42 C 1.(a) states "at Least one tree, which shall not be a palm, shall be provided in the Project for each 500 square feet of landscaped area in the Project." City of Los Angeles Ordinance 2019-0004 §1, 2019, Section 22.126.030.A 1.(c), under Amount of Trees, states "for projects that are non-residential or mixed-use, a minimum of three trees shall be planted for every 10,000 square feet of developed lot area." Thus, a total of 30 trees would be provided as part of the Project. (17 Olea Europaea 'New Wilsonii' / Fruitless Olive, 5 Lagerstroemia X 'Natchez' / Natchez Grape Myrtle, 2 Ligustrum Lucidum / Glossy Privet, and 6 Melaleuca Quinquenervia / Broad-Leaved Paperbark). Thus, a total of 30 trees would be provided as part of the Project. (17 Olea Europaea 'New Wilsonii' / Fruitless olive, 5 Lagerstroemia X 'Natchez' / Natchez crape myrtle, 2 Ligustrum Lucidum / Glossy privet, and 6 Melaleuca Quinquenervia / Broad-Leaved paperbark). The Project would also provide 11,419 square feet of landscaping, as shown in Figure 3.18, *Landscaping Ground Level Plan*. Landscaping would be added to the courtyard, terraces, and decks.

2. Pages 71 through 72, Question e) is revised as follows:

As discussed in the Tree Report in Appendix B, the Project Site also contains 14 non-protected trees (six street trees and eight trees located on-site). There are 6 street trees; 3 on Lexington Avenue: 1 Mexican Fan Palm / Washingtonia Robusta, 1 Cherry Plum / Prunus Cerasifera, and 1 Natchez Grape Myrtle / Lagerstroemia Indica; and 3 street trees on N. Cahuenga Boulevard: 1 Purple Orchid Tree / Bauhinia Blakeana, and 2 Pink Trumpet Tree / Handroanthus Heptaphyllu. There are 8 existing trees on-site, 2 Italian Cypress/ Cupressus Sempervirens, 1 Purple Coraltree/Erthrina Fusca, and 1 Palo Verde /Parkinsonia Desert, 1 Coast Redwood / Sequoia Sempervirens, and 3 Sweet Gum / Liquidambar Styraciflua. The Project would require the removal of 8 existing trees on-site but all 6 existing street trees would remain in place. There are no protected species or heritage trees on the Project Site or in the adjacent public right-of-way. There are 6 street trees: 3 on Lexington Avenue: 1 Mexican Fan Palm / Washingtonia robusta, 1 Cherry Plum / Prunus cerasifera, and 1 Natchez Grape Myrtle / Lagerstroemia indica; and 3 street trees on N. Cahuenga Boulevard: 1 Purple Orchid Tree / Bauhinia blakeana, and 2 Pink Trumpet Tree / Handroanthus heptaphyllu. There are 8 existing trees on-site, 2 Italian Cypress/ Cupressus sempervirens, 1 Purple Coraltree/Erthrina fusca, and 1 Palo Verde /Parkinsonia x 'Desert



Museum', 1 Coast Redwood / Sequoia sempervirens, and 3 Sweet Gum / Liquidambar styraciflua. The Project would require the removal of 8 existing trees on-site and the potential removal of 6 existing street trees. There are no protected species or heritage trees on the Project Site or in the adjacent public right-of-way.

Any street trees removals that would occur ~~be removed~~ through the development of the proposed Project would be required to comply with the City of Los Angeles's tree removal procedures, and replacement trees would be required to be provided in conformance with the City of Los Angeles's current guidelines and policies. There are no protected species or heritage trees.

However, as explained in the Project Description, above, there ~~is are~~ no proposed right-of-way improvement other than what is required by the City of Los Angeles. In addition, no street trees would be removed without prior approval of Urban Forestry based on compliance with LAMC Sections 62.169 and 62.170 and applicable findings. At the time of the preparation of this document, no approvals have been given for any tree removals on-site or in the right-of-way by the Board of Public Works (BPW). A Tree Report has been prepared (see Appendix B) to identify all trees on the Project Site and in the right-of-way. There are no protected trees on-site, therefore, no ~~No~~ protected trees would be removed. ~~No (# of protected trees on-site proposed for removal) and no (total # of street trees in the public right-of-way in front of the property, regardless of what is being proposed for removal) street trees would be removed as described above.~~

Pursuant to Department of Public Works, Bureau of Street Services' tree replacement policy ~~the Los Angeles Municipal Code (LAMC)~~, if removed, the existing street on-site trees would be required to be replaced at a ratio of 2:1 with a minimum 24" box replacement tree (~~46~~ 12 trees), and existing on-site trees with a trunk diameter greater than 12" would be replaced at a ratio of 1:1 with a minimum 24" box replacement street (4 trees). In addition, one tree is required per 500 square feet of landscaped area (22 trees per 11,419 square foot landscaped area). The 22 tree required within the landscaped area would also serve as replacement trees. ~~, and three trees per 10,000 square feet of developed area (5 trees per 53,557 square foot developed area), would be required.~~

### 3 CONCLUSION

---

Based on the analysis presented above, the changes to the MND set forth in this Errata do not result in any of the conditions set forth in Section 15088.5 of the CEQA Guidelines requiring recirculation of the Draft MND. Specifically, the information included in this Errata does not disclose any new significant impacts or a substantial increase in the severity of an impact already identified in the Draft MND, nor does it contain significant new information that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible alternative or mitigation measure that the Applicant has declined to adopt. All of the information included in this Errata merely clarifies, corrects, adds to, or makes minor modifications to the Project or the information in the MND. The City has reviewed the information in this Errata and has determined that it does not change any of the basic findings or conclusions of the MND, does not constitute “significant new information” pursuant to CEQA Guidelines Section 15088.5, and does not require recirculation of the MND.