

MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, 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 1200 – 1210 North Cahuenga Boulevard; 6337 – 6357 West Lexington Avenue; and 6332 – 6356 West La Mirada Avenue.

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

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-10171-MND, as circulated on January 19, 2023, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND, the mitigation measures have been made enforceable conditions on the Project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the LACPC, APPROVING the General Plan Amendment to the Hollywood Plan to change the land use designation from Low Medium II Residential to Community Commercial.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated April 20, 2022, to effectuate a Zone Change and Height District Change from RD1.5-1XL to (T)(Q)C2-1D, subject to the (T) Tentative Classification, (Q) Qualified Classification conditions and “D” Development Limitations for the demolition of an 8,941 square-foot portion of an existing, 28,389 square-foot building and the renovation of the remaining 19,448 square feet for office use, and the construction, use and maintenance of two, new office buildings (totaling 55,814 square feet, including a 500 square-foot commercial use), for a total of 75,262 square feet of office space, the project shall be limited to four stories and 66 feet five inches; for the properties located at 1200 – 1210 North Cahuenga Boulevard; 6337 – 6357 West Lexington Avenue; and 6332 – 6356 West La Mirada Avenue, subject to Conditions of Approval.
5. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
6. 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.
7. 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.

- 8. 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: Cahuenga Boulevard Owner, LLC

Representative: Kyndra Casper, DLA Piper LLP

Case No. CPC-2021-10170-GPA-ZC-HD

Environmental No. ENV-2021-10171-MND

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 September 19, 2023, the PLUM Committee considered reports from the LACPC and Mayor, Resolution, and draft Ordinance relative to a General Plan Amendment and a Zone Change and Height District Change for the properties located at 1200 – 1210 North Cahuenga Boulevard; 6337 – 6357 West Lexington Avenue; and 6332 – 6356 West La Mirada Avenue. After an opportunity for public comment, the Committee recommended to approve the General Plan Amendment, Resolution, and Zone and Height District Change Ordinance. 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
LEE:	YES
YAROSLAVSKY:	ABSENT
PADILLA:	YES
HUTT:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-