

ENVIRONMENTAL IMPACT REPORT (EIR), (STATE CLEARINGHOUSE (SCH) NO. 2020120239), FINAL EIR, 1000 SEWARD PROJECT EIR, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM (MMP) AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, RESOLUTION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, Vesting Zone Change and Height District Change for the properties located at 1000 – 1006 North Seward Street, 6565 West Romaine Street, and 1003 – 1013 North Hudson Avenue, subject to Conditions of Approval.

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

1. FIND, that the City Council has reviewed and considered the information contained in the EIR, ENV-2020-1239-EIR (SCH No. 2020120239) dated June 9, 2022, and the Final EIR, dated May 19, 2023, 1000 Seward Project EIR, as well as the whole of the administrative record.
2. CERTIFY the following:
 - a. The 1000 Seward Project EIR has been completed in compliance with the CEQA.
 - b. The 1000 Seward Project EIR was presented to the City Council as a decision-making body of the lead agency.
 - c. The 1000 Seward Project EIR reflects the independent judgment and analysis of the lead agency.
3. ADOPT the following:
 - a. The related and prepared 1000 Seward Project Environmental Findings
 - b. The Statement of Overriding Considerations
 - c. The Mitigation Monitoring Program prepared for the 1000 Seward Project EIR
4. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
5. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the LACPC, APPROVING the General Plan Amendment to the Hollywood Community Plan to change the land use designation from Medium Residential to Limited Manufacturing for the eastern portion of the Site.
6. PRESENT and ADOPT the accompanying ORDINANCE, dated July 13, 2023, to effectuate a Vesting Zone and Height District Change from MR1-1 and R3-1 to (T)(Q)M1-2D; for the demolition of a 2,551 square-foot restaurant, 8,442 square-foot production studio, surface parking lot and one nonprotected tree on site, and for the construction, use and maintenance of a nine-story, 150,458 square-foot office building on a 34,184 square-foot (0.785acre) site, the Project includes 136,842 square feet of office uses, 11,152 square feet of restaurant uses (of which 6,100 square feet may be used for an entertainment use on the roof level), including an onsite exterior dining area, and 2,464 square feet of ground floor retail uses, the proposed uses would be located within a single nine-story building (with an additional rooftop level for mechanical equipment and an outdoor tenant terrace) with a maximum height of 155 feet and would include parking within four subterranean and two above-grade parking levels, the Project will export approximately 54,111 cubic yards of material; for the properties located at 1000 – 1006 North Seward Street, 6565 West Romaine Street, and 1003 – 1013 North Hudson Avenue, subject to modified Conditions of Approval, as approved by the PLUM Committee on December 5, 2023, and attached to the Council file.

7. 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.

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: 1000 Seward, LLC

Representative: Edgar Khalatian

Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

Environmental No. ENV-2020-1239-EIR

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 December 5, 2023, the PLUM Committee considered reports from the LACPC and Mayor, Resolution, and draft Ordinance relative to a General Plan Amendment and a Vesting Zone Change and Height District Change for the properties located at 1000 – 1006 North Seward Street, 6565 West Romaine Street, and 1003 – 1013 North Hudson Avenue. After an opportunity for public comment, the Committee recommended to approve the General Plan Amendment, Resolution, and Vesting 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:	YES
PADILLA:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-