

MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, AND ENVIRONMENTAL FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone and Height District Change for the properties located at 5601 – 5673 West Santa Monica Boulevard, 5612 – 5666 West Virginia Avenue and 1110 – 1118 North Wilton Place.

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

1. FIND pursuant to California Environmental Quality Act Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-7332-MND, 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 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. PRESENT and ADOPT the accompanying ORDINANCE, dated August 10, 2023, to effectuate a Zone and Height District Change from R4-1VL and C4-1VL to (T)(Q)C4-2D, pursuant to Section 12.32 of the Los Angeles Municipal Code; for the demolition of an existing commercial building and the construction of a new 510,621 square-foot production studio and creative office campus with a maximum building height of six stories and 93 feet, including 109,957 square feet of production studios and related support space, 388,286 square feet of creative office space, and 12,378 square feet of restaurant space, with 981 vehicular parking spaces on-site within two levels of subterranean parking; for the property located at 5601 – 5673 West Santa Monica Boulevard, 5612 - 5666 West Virginia Avenue and 1110 - 1118 North Wilton Place, subject to Modified Conditions of Approval.
4. 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.*
5. 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.
6. 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: Santa Monica Boulevard Owner, LLC

Representative: Kyndra Casper, DLA Piper

Case No. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR

Environmental No. ENV-2021-7332-MND

Related Case: VTT-83478-1A

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 - MARCH 8, 2024**

**(LAST DAY FOR COUNCIL ACTION - MARCH 8, 2024)**

Summary:

At a regular meeting held on February 20, 2024, the PLUM Committee considered a report from the LACPC and draft Ordinance relative to a Zone and Height District Change for the properties located at 5601 – 5673 West Santa Monica Boulevard, 5612 – 5666 West Virginia Avenue and 1110 – 1118 North Wilton Place. DCP staff provided an overview of the matter. A representative of Council District 13 spoke on the matter. After an opportunity for public comment, the Committee recommended to approve the Zone and Height District Change. 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

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**