

MITIGATED NEGATIVE DECLARATION (MND), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, AND ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the property located at 3600 Wilshire Boulevard.

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

1. FIND, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in Mitigated Negative Declaration, No. ENV-2016-3413-MND, adopted on February 26, 2024; and pursuant to California Environmental Quality Act Guidelines, Sections 15164, no subsequent Environmental Impact Report, negative declaration, or addendum 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. PRESENT and ADOPT the accompanying ORDINANCE, dated April 11, 2024, effectuating a Vesting Zone and Height District change from C4- 2 and PB-1 to (T)(Q)C4-2; for the demolition of an 807 space parking structure and the construction, use and maintenance of two, 23- story mixed-use buildings with 760 dwelling units and 6,359 square feet of commercial uses with a total new floor area of 660,040 square feet, the site is also currently developed with a 22-story commercial building fronting on Wilshire Boulevard with approximately 385,520 square feet of floor area with retail uses on the ground floor and office tenants on the upper floors, which will remain, upon completion, the Project's proposed uses would be located within two 23-story towers each reaching a maximum height of 268.5 feet built atop a common subterranean and four-story above grade podium structure with 660,040 square feet of floor area, combined with the commercial office building to remain, the site would contain 1,045,560 square feet of floor area, in addition, 1,294 vehicular parking spaces and 297 bicycle spaces would be provided (including for the existing uses) for the property located at 3600 Wilshire Boulevard, subject to Conditions of Approval; and adoption of project findings.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 F:  
  
*...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 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: 3600 Wilshire Boulevard

Representative: Matt Dzurec, Armbruster Goldsmith & Delvac, LLP

Case No. CPC-2016-3412-VZC-HD-ZAA-SPR

Env. No. ENV-2016-3413-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

**TIME LIMIT FILE – SEPTEMBER 25, 2024**

**(LAST DAY FOR COUNCIL ACTION – SEPTEMBER 25, 2024)**

Summary:

At a regular meeting held on September 17, 2024, the PLUM Committee considered a report from the LACPC, and a draft Ordinance relative to a Vesting Zone Change for the property located at 3600 Wilshire Boulevard. After providing an opportunity for public comment, the Committee recommended to approve the Vesting Zone 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
YAROSLAVSY:	YES
PADILLA:	YES
HUTT:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**