

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, AND ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the properties located at 9201 North Winnetka Avenue (9201 - 9205 North Winnetka 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-2023-4891MND, 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. PRESENT and ADOPT the accompanying ORDINANCE, dated September 12, 2024, effectuating a Vesting Zone Change from the [Q]M2-1 and P-1 zones to the (T)(Q)M2-1 Zone, pursuant to Section 12.32 F and Q of the Los Angeles Municipal Code, for an adaptive reuse of an existing 118,784 square-foot multiplex theater building (Pacific Theater) for a new Tesla Delivery Hub and Service Center, the project involves tenant improvements and exterior renovations to the existing multiplex theater building and site improvements including, restriping of the existing surface parking lot and new landscaping, the project proposes to remove 95 vehicular parking spaces for a total of 1,147 parking spaces on site. Of the 1,147 parking spaces to remain, 898 parking spaces will be repurposed as vehicle inventory/storage space, while 249 parking spaces will remain for use by employees, customers, and visitors; for the properties located at 9201 North Winnetka Avenue (9201-9205 North Winnetka Avenue), subject to Conditions of Approval.
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: Wincal, LLC

Representative: Brad Rosenheim, Rosenheim & Associates, Inc.

Case No. CPC-2023-4890-VZC-CU  
Environmental Case No. ENV-2023-4891-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 – JANUARY 20, 2025**  
**(LAST DAY FOR COUNCIL ACTION – JANUARY 20,2025)**

Summary:  
At a regular meeting held on November 5, 2024, the PLUM Committee considered a report from the LACPC, and a draft Ordinance relative to a Vesting Zone Change for the properties located at 9201 North Winnetka Avenue (9201-9205 North Winnetka Avenue). After providing an opportunity for public comment, the Committee recommended to approve the Vesting Zone Change 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> |
|---------------|-------------|
| LEE:          | YES         |
| HUTT:         | ABSENT      |
| YAROSLAVSY:   | YES         |
| PADILLA:      | YES         |
| DE LEÓN:      | ABSENT      |

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**