

NEGATIVE DECLARATION 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 (GPA) and a Zone and Height District Change for the properties located at 6000 – 6032 West San Vicente Boulevard.

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 Negative Declaration, No. ENV-2020-252-ND, and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; FIND that the Negative reflects the independent judgment and analysis of the City; and, ADOPT the 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 GPA to modify Footnote No. 5.1 of the Wilshire Community Plan to include the boundaries of the subject property, pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC).
4. PRESENT and ADOPT the accompanying modified ORDINANCE, dated December 14, 2021, effectuating a Vesting Zone Change and Height District Change from C2-1-O to (T)(Q)C2-2D-O, pursuant to LAMC Section 12.32 C and F, subject to the (T) and Tentative Classification and (Q) Qualified Classification conditions as set forth in the attached exhibit and Council file, for a project involving the demolition of an existing two-story, approximately 21,000 square-foot specialty medical hospital and surface parking lot, and the construction, use, and maintenance of a new five-story, approximately 81-foot high specialty medical hospital and surface parking lot; the project will provide 40 vehicle parking spaces in the surface parking lot and on a portion of the ground floor of the building; for the properties located at 6000 – 6032 West San Vicente Boulevard, subject to Conditions of Approval as modified by the PLUM Committee on November 30, 2021, to include the following:
 - a. 5e. The Project shall provide light and heat-reflective concrete pavement in the adjacent alley to the south, and not paver stones or asphalt. The materials shall be indicated in the final plan set and approved to the satisfaction of the Los Angeles Department of Building and Safety.
 - b. 6.b. The Applicant shall encourage, to the best of their ability and to the satisfaction of the Los Angeles Department of Transportation (LADOT), vehicular ingress and egress off of San Vicente Boulevard only by using signage, traffic cones, and/or other measures to minimize vehicle traffic along the alley.
 - c. 6.c. The Applicant shall restrict all loading in the alley and along residential streets. All commercial loading shall occur on San Vicente Boulevard along the Project frontage, to the satisfaction of LADOT. The Applicant shall inform vendors and deliveries of this requirement.
 - d. 6.d. No vehicles associated with the construction or operation of the hospital shall be permitted to block vehicular or pedestrian access to the alley, through any means, including by parking, idling, or generally queuing vehicles in, adjacent to, or along the alley.
 - e. 6.e. The Applicant shall install signage in the alley and striping along the alley pavement stating that parking, idling, or general queuing of vehicles is prohibited.

5. ADVISE the applicant, pursuant to LAMC Section 12.32 G:

... the Council may decide to impose a permanent Q Condition ... identified on the zone change map by the symbol Q in brackets ... There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.

6. 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.
7. 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.
8. INSTRUCT the Department of City Planning (DCP) to update the General Plan and appropriate maps pursuant to this action.

Applicant: 6000 SV Holdings, LLC

Representative: Alfred Fraijo, Jr., Sheppard, Mullin, Richter and Hampton, LLP

Case No. CPC-2020-251-GPA-ZC-HD

Environmental No. ENV-2020-252-ND

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 Special Meeting held on November 30, 2021, the PLUM Committee considered reports from the LACPC, DCP, and Mayor; Resolution for a GPA to modify Footnote No. 5.1 of the Wilshire Community Plan to include the boundaries of the subject property, and a draft Ordinance effectuating a Zone Change and Height District Change from C2-1-O to (T)(Q)C2-2D-O, for the properties located at 6000 – 6032 West San Vicente Boulevard. DCP staff provided an overview of the matter. A Representative of Council District 10 provided comments in support of the project, and requested to include additional Conditions of Approval as detailed in the communication dated November 29, 2021. After providing an opportunity for public comment, the Committee recommended to adopt the Negative Declaration, Resolution for the GPA to Wilshire Community Plan, and draft Ordinance for the Zone Change and Height District Change, as amended to include the additional Conditions of Approval as detailed above. 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
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	YES

-NOT OFFICIAL UNTIL COUNCIL ACTS-