

ENVIRONMENTAL IMPACT REPORT (EIR) 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), Vesting Zone Change and Height District Change for the property located at 650 – 676 South San Vicente Boulevard.

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

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the 656 South San Vicente Medical Office Project EIR, which includes the Draft EIR, ENV-2017-468-EIR, State Clearinghouse (SCH) No. 2020010172, dated June 2021, the Final EIR, dated January 2022, and the Erratum dated February 2022; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR 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. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the LACPC APPROVING a GPA to the Wilshire Community Plan to change the land use designation from Limited Commercial to Regional Center Commercial.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated June 23, 2022, to effectuate a Vesting Zone Change and Height District Change from C1-1VL-O to (T)(Q)C2-2D-O to allow for a Floor Area Ratio of up to 4:5:1, and up to a 20 percent reduction in vehicle parking, for the development of 140,305 square feet of medical office space, 4,000 square feet of restaurant, and 1,000 square feet for retail, such as a pharmacy, on a 0.74-net acre site, the project site is currently improved with two buildings and associated surface parking, which would be demolished, the proposed uses would be built within a 12-story building that includes ground floor lobby and commercial space, four levels of aboveground podium parking, and seven levels of medical office uses for the property located at 650 - 676 South San Vicente Boulevard, subject to Conditions of Approval.
5. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
6. 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..

7. 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.

8. 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: 650 – 676 SSV Property Owner, LLC and 650 SSV Property Owner, LLC
Representative: Sheri Bonstelle, JMBM, LLP

Case No. CPC-2017-467-GPA-VZC-HD-SPR

Environmental No. ENV-2017-468-EIR; SCH No. 2020010172

Related Case: VTT-74865-1A

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.

Summary:

At a regular meeting held on October 4, 2022, 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 property located at 650 – 676 South San Vicente Boulevard. After an opportunity for public comment, the Committee recommended to approve the General Plan Amendment, Resolution, 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
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-