

Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. **R 23 - 0 2 9 7**
AUG 1 4 2023

REPORT RE:

**DRAFT ORDINANCE AMENDING THE WEST ADAMS-BALDWIN
HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY
DISTRICT (ORDINANCE NO. 184,794 AS SUBSEQUENTLY AMENDED
BY ORDINANCE NO. 186,401) TO MODIFY DEVELOPMENT
REGULATIONS IN PARCEL GROUP A OF THE VENICE/NATIONAL
TRANSIT ORIENTED DEVELOPMENT (TOD) SUBAREA**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Honorable Members:

This Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality. The draft ordinance amends the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay District ("West Adams CPIO" or Ordinance No. 184,794 as subsequently amended by Ordinance No. 186,401) to modify development regulations in Parcel Group A of the Venice/National Transit Oriented Development (TOD) Subarea in terms of transitional height, building setback/step-back requirements, and building design requirements regarding sidewalk frontage, and building façade articulation to allow for the development of a creative office complex on 4.46 acres located within the City of Los Angeles and the City of Culver City (Project).

Background

On March 24, 2023, the City Planning Commission (CPC) voted to recommend that the City Council take certain actions to approve the Los Angeles portion of the Project that proposes to construct a new 334,517 square-foot office building on the Los Angeles portion of the Project site (Los Angeles Parcel). The building would be five stories, measuring 71 feet in height to the top of the roof, with a three-level subterranean garage. Existing onsite improvements, including 86,226 square feet of office and retail uses on the Los Angeles Parcel, would be demolished to allow for construction of the project for the properties located at 8876-8888 West Venice Boulevard and 8829 West National Boulevard. The Project is subject to Conditions of Approval and the Findings as amended by the Planning and Land Use Management (PLUM) Committee on May 2, 2023, attached to the Council file.

On May 2, 2023, the PLUM Committee recommended that the City Council request this Office to prepare and present ordinances to: (1) amend the West Adams CPIO to modify the development regulations for Parcel Group A within the Venice/National TOD Subarea; and (2) amend the Exposition Corridor Transit Neighborhood Plan to remove the plan area boundaries. On May 10, 2023, the City Council adopted the PLUM Committee's recommendation.

Summary of Ordinance Provisions

The CPC's transmittal report to the City Council, dated April 12, 2023 (CPC Transmittal Report), includes the Planning Department's staff report, provides a detailed description of the West Adams CPIO amendment which modifies current development regulations in Parcel Group A of the Venice/National TOD Subarea in terms of transitional height, building setback/step-back requirements, and building design requirements regarding sidewalk frontage, and building façade articulation to allow for the proposed Project.

Charter Findings

Charter Section 558(b)(3) requires the City Council to make the findings required in Subsection (b)(2) of the same section; namely, whether adoption of the proposed ordinance will be in conformity with public necessity, convenience, general welfare, and good zoning practice. Charter Section 558(b)(3)(A) allows the City Council to adopt an ordinance conforming to the CPC's recommendation of approval of the draft ordinance, if the CPC recommends such approval. Similarly, Charter Section 556 requires the City Council to make findings showing that the action is in substantial conformance with the purposes, intent, and provisions of the General Plan. The City Council can either adopt the CPC's findings and recommendations as set forth in the CPC's Transmittal Report or make its own.

CEQA Determination

On May 10, 2023, the City Council found and determined, pursuant to CEQA Guidelines Section 15096(e) and (f), after consideration of the whole of the administrative record, that the Project was adequately assessed in the previously certified Environmental Impact Report (EIR), Case No. ENV-2021-9507-EIR (State Clearinghouse (SCH) No. 2021110079), for the above-referenced project, certified by the City of Culver City on December 5, 2022; and adopted pursuant to CEQA Guidelines Section 15096(g), the Mitigation Measures and Mitigation Monitoring Program, dated October 2022; adopted pursuant to CEQA Guidelines Section 15091, the related and prepared environmental findings required by the CEQA Guidelines; and, adopted pursuant to CEQA Guidelines Sections 15096(h) and 15093, the Statement of Overriding Considerations required by the CEQA Guidelines.

Council Rule 38 Referral

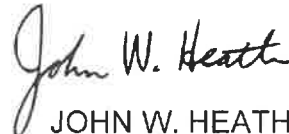
A copy of the draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety with a request to provide all comments, if any, directly to the City Council or its Committee when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Pariss A. Knox at (213) 978-8191. A member of this Office will be available when you consider this matter to answer questions you may have.

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By



JOHN W. HEATH
Senior Assistant City Attorney

PAK:sp
Transmittal