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**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: 1149 Las Palmas Office Project / ENV-2021-10480-MND

Project Location: 1128-1146 North Las Palmas Avenue, 1139-1155 North Las Palmas Avenue, and 1138-1150 North McCadden Place, Los Angeles, CA 90038

Project Description: The subject property consists of 12 rectangular lots totaling 89,752 square feet. The project proposes a unified development that spans three (3) lots fronting the easterly side of McCadden Place, four (4) lots fronting the westerly side of Las Palmas Avenue, and five (5) lots fronting the easterly side of Las Palmas Avenue. an improved, semi-rectangular, interior lot (three (3) lots with lot ties) located along the northerly side of Hollywood Boulevard with an area of approximately 41,741 square feet. It has a frontage of 150 feet along McCadden Place, 200 feet along the westerly side of Las Palmas Avenue, and 250 feet along the easterly side of Las Palmas Avenue. The proposed project would have a varying depth of 150 to 300 feet between McCadden Place and Las Palmas Avenue and a depth of 150 feet for the portion of the site located on the easterly side of Las Palmas Avenue. The portion of the site located between McCadden Place and Las Palmas Avenue is currently improved with a 45,000-square foot surface parking lot and a 5,498-square foot building with manufacturing uses. The portion of the site fronting the easterly side of Las Palmas Avenue is currently improved with four (4) existing office buildings. The project site is zoned [Q]M1-1VL-SN and is designated for Limited Manufacturing land uses in the Hollywood Community Plan.

The proposed project would demolish an existing 45,000-square foot surface parking lot and construct a three (3)-story, 45 feet in height, 80,987-square foot office building with three (3) levels of subterranean parking on the portion of the site located between McCadden Place and Las Palmas Avenue. The project would also renovate the existing 5,498-square foot building on-site, construct an approximately 695-square foot retail and office addition at the ground level, and change this building's use from manufacturing to office and retail space. It would also retain the four (4) existing buildings located on the easterly side of Las Palmas Avenue and include minor

interior renovations of these buildings. The project proposes a total of 213 vehicular parking spaces and 26 bicycle parking spaces. In total, the proposed project would provide 81,682 square feet of new development with 41,728 square feet of existing floor area to remain, for a total of 123,410 square feet and a Floor Area Ratio of approximately 1.38:1. The project also proposes to cut and export 51,800 cubic yards of soil from the site. The project proposes the removal and replacement of one (1) Street Tree at a 2:1 ratio and the removal of one (1) non-protected tree on-site. The project proposes a total of 13 new trees.

Schedule: The City of Los Angeles will receive comments on the Initial Study/Mitigated Negative Declaration beginning June 1, 2023 for 20 days, ending June 21, 2023. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the proposed Mitigated Negative Declaration and all documents referenced in the proposed Mitigated Negative Declaration are available for review at the following location by appointment only: Department of City Planning Records Management, 221 N. Figueroa Street, 14th Floor Los Angeles, California 90012 or online at <https://planning.lacity.org/development-services/environmental-review/published-documents>. You may contact Dylan Lawrence at Dylan.lawrence@lacity.org or (213) 978-1182 to access case file materials.

Signature: _____ Date: 5/25/23