ENVIRONMENTAL IMPACT REPORT (EIR), ERRATUM, ADDENDUM, SUPPLEMENTAL EIR, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM, FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, ORDINANCE FIRST CONSIDERATION, and appeal relative to a General Plan Amendment and Vesting Zone Change for the properties located at 5929-5945 West Sunset Boulevard and 1512-1540 North Gordon Street.

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

1. FIND, based on the independent judgment of the City Council, after consideration of the whole of the administrative record, that the previously approved project was assessed in the Sunset and Gordon Mixed-Use Project EIR, State Clearinghouse No. 2006111135, certified by the Community Redevelopment Agency on October 18, 2007, the Erratum to the EIR, dated October 10, 2007 and Addendum to the EIR, dated February 29, 2008, pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 16164.

2. FIND, based on the independent judgment of the City Council, after consideration of the whole of the administrative record, the proposed project was also assessed in the Sunset and Gordon Mixed-Use Project Supplemental EIR, State Clearinghouse No. 2006111135 certified on August 9, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, Negative Declaration, or Addendum is required for approval of the Project.

3. ADOPT the FINDINGS of the PLUM Committee as the Findings of Council.

4. ADOPT the accompanying RESOLUTION for a General Plan Amendment to the 1988 Hollywood Community Plan to re-designate the portion of the project site located at 1528-1540 North Gordon Street (Lots 17, 18, and 19 of Bagnoli Tract No. 2), from High Medium Residential to Regional Center Commercial.

5. PRESENT and ADOPT the accompanying ORDINANCE dated December 11, 2018, disapproved by the Director of Planning on behalf of the Los Angeles City Planning Commission (LACPC), effectuating a Vesting Zone Change and Height District Change from (T)(Q)C2-2D-SN to (T)(Q)C2-2D-SN, and (T)(Q)R4-1 VL to (T)(Q)C2-2D, for the development of 299 residential apartment units (including 254 market rate units, 15 affordable housing units at the Very Low Income level [five percent of total units], 15 affordable housing units at the Moderate Income level [five percent of total units], and 15 units for workforce housing [five percent of total units]), approximately 46,110 square feet of commercial space (comprised of 38,440 square feet of office space, approximately 3,700 square feet of ground floor restaurant space, and approximately 3,970 square feet of ground floor community serving retail space, including up to a 1,475 square-foot coffee shop), and an approximately 18,962 square-foot public park on the north side of the project site along Gordon Street, for a project total of approximately 324,693 square feet of floor area, including a 22-story structure consisting of an 18-floor residential tower above a four-level above-grade podium structure, providing approximately 508 parking spaces within the three levels of subterranean parking and three levels of above-grade parking that are
currently developed on the project site, and no additional construction would be required to provide parking within the project to meet Los Angeles Municipal Code requirements, in conjunction with the approval of a Zone Change Ordinance that would allow for the reduction of clear space at structural elements in the project's parking structure and up to 66 percent of the parking stalls to be compact parking stalls, for the property located at 5929-5945 West Sunset Boulevard and 1512-1540 North Gordon Street, subject to Conditions of Approval as modified by the PLUM Committee.

6. RESOLVE TO DENY THE APPEAL filed by Coalition to Preserve LA (Representative: Mitchell M. Tsai, Attorney at Law) and THEREBY SUSTAIN the decision of the LACPC in approving the following:

a. Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption within the proposed 3,700 square-foot ground floor restaurant.

b. On-Menu Incentive for a 20 percent decrease in the total required amount of usable open space, in conjunction with Parking Option One.

c. Site Plan Review for a project which creates, or results in an increase of 50 or more dwelling units.

7. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...property shall not remain in a 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 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 qualified classification was adopted... When these time limitations expire, the 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.

8. 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.

9. 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.

10. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.

11. NOT PRESENT and ORDER FILED the Ordinance dated August 9, 2018.
Applicant: Shaul Kuba, 5929 Sunset (Hollywood), LLC

Representative: Katherine Casey, Craig Lawson and Co., LLC

Case No. CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR

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 31, 2019
(LAST DAY FOR COUNCIL ACTION - JANUARY 31, 2019)

10 VOTES REQUIRED ON SECOND READING

Summary:
At a regular meeting held on December 11, 2018, the PLUM Committee considered a report from the LACPC, Resolution, Ordinance and an appeal regarding a General Plan Amendment and Vesting Zone and Height District Changes for the properties at 5929-5945 West Sunset Boulevard and 1512-1540 North Gordon Street. Staff from the Department of City Planning provided an overview of the project and presented technical corrections. Representatives of the appellant and applicant, along with Council District 13 also commented on the project. After an opportunity for public comment, the Committee recommended to approve the Resolution for the General Plan Amendment, Ordinance for the Vesting Zone and Height District Changes as amended, deny the appeal, sustain the decision of the LACPC and approve the technical corrections. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

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-NOT OFFICIAL UNTIL COUNCIL ACTS-