

ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT (EIR), MITIGATION MONITORING AND REPORTING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, ORDINANCE and RESOLUTION relative to a General Plan Amendment to the Hollywood Community Plan and the Mobility Element for the properties located at 5500, 5510, 5516, 5520, 5526, 5542, 5544 West Sunset Boulevard, 1417, 1431, 1433, 1435, 1437, 1439, 1441 North Western Avenue, 1414 St. Andrews Place, 5505, 5525 West De Longpre Avenue.

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

1. CERTIFY that the Addendum to the EIR (EIR No. ENV-2008-1421-EIR; State Clearing House No. 2010121011) has been completed in compliance with the California Environmental Quality Act (CEQA), the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file No. 16-0033 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Addendum to the EIR.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council and ADOPT the Mitigation Monitoring and Reporting Program.
3. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
4. RESOLVE TO GRANT IN PART/DENY IN PART THE APPEAL filed by John Dewes, Target Corporation (Representative: Doug Couper, Greenberg Farrow), from part of the determination of the Los Angeles City Planning Commission (LACPC) and THEREBY APPROVE Condition No. 47 as amended by the PLUM Committee on March 22, 2016 and attached to Council file No. 16-0033; the appeal regarding Condition No. 143 (Indemnification) was denied.
5. RESOLVE TO DENY THE APPEALS filed by George Abrahams; Citizen's Coalition Los Angeles (Representative: Richard MacNaughton, Attorney at Law); and Doug Haines on behalf of the La Mirada Avenue Neighborhood Association of Hollywood (Representative: Robert Silverstein, The Silverstein Law Firm), from part of the determination of the LACPC, for the demolition of a pre-existing 59,561 square-foot single-story commercial structure, an electrical substation, and a surface parking lot, including construction of a 194,749 square-foot, multi-tenant commercial structure, approximately 74 feet and four inches high, that includes a 163,862 square-foot retail store (Target), and 30,887 square feet of other smaller retail and food uses, including 458 at grade and above-ground parking spaces, for project located on a 168,869 square-foot lot classified in the C2-1 zone and also located within Subarea C of the Vermont / Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), for property located at 5500, 5510, 5516, 5520, 5526, 5542, 5544 West Sunset Boulevard, 1417, 1431, 1433, 1435, 1437, 1439, 1441 North Western Avenue, 1414 St. Andrews Place, 5505 and 5525 West De Longpre

Avenue and THEREBY APPROVE the following:

- a. Conditional Use Permit to allow for the sale of a full line of alcoholic beverages for off-site consumption in the C2 Zone;
 - b. Site Plan Review for a project which results in an increase of 50,000 square feet or more of non-residential floor area and an increase of over 1,000 average daily trips;
 - c. Specific Plan Project Permit Compliance with the Station Neighborhood Area Plan (SNAP), Ordinance No. 173749 and pursuant to CEQA that this project was assessed in the Target at Sunset and Western EIR (ENV-2008-1421-EIR, SCH No. 2010121011 certified on April 3, 2013, and as provided in the addendum, in the independent judgement of the decision maker pursuant to CEQA Guidelines Section 15162;
6. DENY the accompanying RESOLUTION as recommended by the Mayor and the LACPC APPROVING the proposed General Plan Amendment for the re-designation of Sunset Boulevard between St. Andrews Place and Western Avenue from an Avenue 1 (previously a Major Highway - Class II) to a Modified Major Highway - Class II, and Western Avenue between Sunset Boulevard and DeLongpre Avenue from a Modified Avenue I (previously a Major Highway - Class II) to a Modified Major Highway - Class II, for the properties located at 5500, 5510, 5516, 5520, 5526, 5542, 5544 West Sunset Boulevard, 1417, 1431, 1433, 1435, 1437, 1439, 1441 North Western Avenue, 1414 St. Andrews Place, 5505, 5525 West De Longpre Avenue, inasmuch as the Applicant withdrew the General Plan Amendment request.
 7. ADOPT the accompanying Ordinance dated April 27, 2016, relative to a Specific Plan Amendment to the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance No. 173749, establishing Land Use Regulations, Development Standards and Design Guidelines for a new Subarea F, Large Scale Commercial Node Designation; and to change the subject property from Subarea C to Subarea F, subject to modifications as approved by the PLUM Committee on March 22, 2016 and attached to Council file No. 16-0033.
 8. 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.
 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.

Applicant: John Dewes, Target Corporation

Representative: Doug Couper, Greenberg Farrow

Case No. CPC-2015-74-GPA-SP-CUB-SPP-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 - MAY 13, 2016

(LAST DAY FOR COUNCIL ACTION - MAY 13, 2016)

10 VOTES REQUIRED ON SECOND READING

Summary:

At a regular meeting held on March 22, 2016, the PLUM Committee considered appeals and a General Plan Amendment for the properties located at 5500, 5510, 5516, 5520, 5526, 5542, 5544 West Sunset Boulevard, 1417, 1431, 1433, 1435, 1437, 1439, 1441 North Western Avenue, 1414 St. Andrews Place, 5505, 5525 West De Longpre Avenue. Staff from the Department of City Planning provided background information on the project. The Appellants and Representatives presented their appeals to the Committee. The Applicant and Representative provided additional information on the project and made a request to withdraw the General Plan Amendment. Representative from Council District 13 spoke in support of the project and presented a change to Condition No. 47. After an opportunity for public comment, the Committee recommended to grant in part/deny in part the appeal filed by the Applicant, and to deny the other appeals. The Applicant's appeal of Condition No. 47 was granted, but appeal of Condition No. 143 was denied. The Committee also directed the City Attorney to prepare the final Ordinance. The Committee noted that the General Plan Amendment was withdrawn and incorporated the modifications presented by Council District 13. In denying the other appeals, the LACPC approval of the Conditional Use Permit (CUP), Site Plan Review (SPR) and Specific Plan Project Permit Compliance (SPP) was upheld.

At a City Council meeting held on March 23, 2016, the Council referred this matter back to the PLUM Committee to further discuss the General Plan Amendment and Ordinance.

At a regular meeting held on May 3, 2016, the PLUM Committee considered the General Plan Amendment and Ordinance. Staff from the Department of City Planning provided background information about the project. Representatives of the Applicant and Appellant, as well as other interested parties, provided comments to the Committee. The Applicant commented on his previous withdrawal of the General Plan Amendment. Representative from Council District 13 provided support of the Applicants request. After an opportunity for public comment, the Committee denied the General Plan Amendment and approved the Ordinance. This matter is now submitted to the City Council for it's consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

March 22, 2016

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	ABSENT
FUENTES	YES

May 3, 2016

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	ABSENT
FUENTES	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-