

ENVIRONMENTAL IMPACT REPORT, ERRATA, MITIGATION MEASURES, MITIGATION MONITORING AND REPORTING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, ORDINANCE FIRST CONSIDERATION and appeal relative to a General Plan Amendment and Zone Change for property located at 6201-6229 West Sunset Boulevard, 1510-1520 North Argyle Avenue, 6210 West Selma Avenue, and 1531-1541 North El Centro Avenue.

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

1. CERTIFY that the Environmental Impact Report and Errata (EIR No. ENV-2013-1938-EIR; State Clearing House No. 2013081022) has been completed in compliance with the California Environmental Quality Act, 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. 16-0106-S1 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 Environmental Impact Report.
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 made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the Department of City Planning (DCP) and ADOPT the Statement of Overriding Considerations.
4. ADOPT the FINDINGS of the PLUM Committee, attached to the Council file, as the Findings of the Council.
5. RESOLVE TO DENY THE APPEAL filed by Miki Jackson, AIDS Healthcare Foundation (Representative: Daniel E. Wright, The Silverstein Law Firm) from the entire determination of the Los Angeles City Planning Commission (LACPC) and THEREBY APPROVE the following: a) a Conditional Use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with three restaurant/dining uses and the sale of alcoholic beverages for off-site consumption in conjunction with one gourmet food/boutique wine store; b) a Conditional Use request to allow a hotel within 500 feet of a R Zone and allow Floor Area Averaging and Residential Density Transfer between the project site's two parcels; c) Zoning Administrator's interpretation specifying front, rear and side yards of the project and allowing the use of automated parking; and d) a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units, for the property located at 6201-6229 West Sunset Boulevard, 1510-1520 North Argyle Avenue, 6210 West Selma Avenue and 1531-1541 North El Centro Avenue.
6. ADOPT the accompanying RESOLUTION, as approved by the PLUM Committee on

March 15, 2016, attached to Council file No. 16-0106-S1, approving the proposed General Plan Amendment to the Hollywood Community Plan from Commercial Manufacturing to Regional Center Commercial, and amend the General Plan Generalized Land use Map for the Community Plan area to reflect the Regional Center Commercial land use designation for the rehabilitation of the Hollywood Palladium for continued use and operation as an event venue and new mixed-use development consisting of 731 dwelling units (condominiums) and 24,000 square feet of retail and restaurant uses, with two new buildings up to 30 stories and approximately 350 (359 to parapet) feet in height, providing replacement parking for the Palladium in addition to the parking required to serve the new uses within subterranean and above-ground parking levels, proposing a maximum floor area ratio of 6:1 for the entire site, achieving a developed floor area of 927,354 square feet for the 154,648 square-foot site, including 63,354 square foot Palladium, for property located at 6201-6229 West Sunset Boulevard, 1510-1520 North Argyle Avenue, 6210 West Selma Avenue, and 1531-1541 North El Centro Avenue.

7. PRESENT and ADOPT the accompanying ORDINANCE dated March 15, 2016 to effect a Zone Change and Height District Change from [Q]C4-1VL-SN and C4-2D-SN to [T] [Q]C4-2D-SN, subject to modified Conditions of Approval approved by the PLUM Committee on March 15, 2016, attached to Council file No. 16-0106-S1.
8. NOT PRESENT and ORDER FILED the Ordinance dated December 10, 2015.
9. INSTRUCT the DCP to update the General Plan and appropriate maps pursuant to this action.
10. ADVISE the applicant of Q Qualified classification time limit as described in the Committee report.
11. 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.
12. 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: CH Palladium, LLC

Representative: Heather Crossner, Latham and Watkins, LLP

Case No. CPC-2014-3808-GPA-ZC-HD-CU-CUB-ZAI-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 - APRIL 9, 2016

(LAST DAY FOR COUNCIL ACTION - APRIL 8, 2016)

Summary:

At a regular meeting held on March 15, 2016, the PLUM Committee considered a General Plan Amendment with Zone Change and an appeal for the properties at 6201-6229 West Sunset Boulevard, 1510-1520 North Argyle Avenue, 6210 West Selma Avenue and 1531-1541 North El Centro Avenue. Staff from the DCP provided background information to the Committee, answered additional questions posed by the members, and submitted revisions to the Conditions of Approval and Findings. Representatives from both the Appellant and Applicant provided additional information to the Committee. Representative from Council District 13 provided comments in support of the project. After an opportunity for public comment, the Committee recommended to deny the appeal and approve the changes by the DCP and approve the General Plan Amendment. This matter is now submitted to the Council for its consideration.

As indicated in Recommendation No. 10 and pursuant to Section 12.32-G 3 of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

". . . the Council may decide to impose a permanent "Q" Condition . . . identified on the zone change map by the symbol Q in brackets . . . There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed."

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-