

ENVIRONMENTAL IMPACT REPORT (EIR) AND ERRATA, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Vesting Tentative Tract appeals for the properties located at 8148-8182 West Sunset Boulevard, 1438-1486 North Havenhurst Drive, and 1435-1443 North Crescent Heights Boulevard.

Recommendations for Council action:

1. FIND that the EIR and Errata (No. ENV-2013-2552-EIR; State Clearing House No. 2013091044) 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. 16-1011 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and, ADOPT 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 Program as the Findings of Council and ADOPT the Mitigation Monitoring 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 DCP and ADOPT the Statement of Overriding Considerations.
4. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
5. RESOLVE TO GRANT IN PART/DENY IN PART THE APPEALS filed by Assistant City Manager Stephanie DeWolfe on behalf of the City of West Hollywood (Representative: Beth Collins-Burgard and Dylan Johnson, Brownstein Hyatt Farber Schreck LLP); JDR Crescent LLC and IGI Crescent LLC (Representative: Robert L. Glushon and Kristina Kropp, Luna and Glushon); Susane Manners (Representative: Allan Wilion, Esq.); Fix the City, Incorporated (Representative: Beverly Grossman Palmer, Strumwasser and Woocher LLP); Laurel Canyon Association (Representative: Jamie T. Hall, Channel Law Group LLP), and THEREBY DENY the appeals and APPROVE Vesting Tentative Tract Map No. VTT-72370-CN-1A, for a revised project consisting of one master lot and ten air space lots for the development of 229 residential dwelling units, including 26 units set aside for Very Low Income households and 65,000 square feet of commercial uses, for the properties located at 8148-8182 West Sunset Boulevard, 1438-1486 North Havenhurst Drive, and 1435-1443 North Crescent Heights Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee and attached to Council file No. 16-1011.

Applicant: AG SCH 8150 Owner, LP

Representative: Michael Nytzen, Paul Hastings, LLP

Case No. VTT-72370-CN-2A

CEQA No. ENV-2013-2552-EIR

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 - NOVEMBER 4, 2016**

**(LAST DAY FOR COUNCIL ACTION - NOVEMBER 4, 2016)**

Summary:

At a regular meeting held on October 25, 2016, the PLUM Committee considered appeals for Vesting Tentative Tract Map No. VTT-72370-CN. Staff from the DCP provided the Committee background information on the project. Comments were provided by the Applicant's Representative, the architect for the project, Frank Gehry, and the five Appellants and/or their Representatives. Comments and modifications to the Conditions of Approval were provided by Council District Four representative. After an opportunity for public comment, the Committee recommended to grant in part/deny in part the appeals, subject to the modified Conditions of Approval presented by Council District 4, the Applicant, and City of West Hollywood, one of the Appellants.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**