

DRAFT ENVIRONMENTAL IMPACT REPORT (EIR), FINAL EIR, ERRATAS, ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and APPEALS relative to a Vesting Tentative Tract appeals for the properties located at 1540-1552 Highland Avenue; 6663-6675 Selma Avenue; 1543-1553 McCadden Place; 1501-1573 Las Palmas Avenue; 1600-1608 Las Palmas Avenue; 6700-6760 Selma Avenue; 6660 Selma Avenue; 1542-1546 McCadden Place; 1500-1570 Las Palmas Avenue; and 6665-6713 1/2 Sunset Boulevard.

Recommendations for Council action:

1. FIND, pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the decision-makers have reviewed and considered the information contained in the EIR prepared for this project, which includes the Draft EIR (No. ENV-2015-2026-EIR; State Clearinghouse No. 2015101073), dated May 11, 2017, the Final EIR dated May 4, 2018, the Errata dated August 2018, and the Errata dated January 2019 (Crossroads Hollywood Project EIR), as well as the whole of the administrative record; CERTIFY the following: a) The Crossroads Hollywood Project EIR has been completed in compliance with the California Environmental Quality Act; b) The Crossroads Hollywood Project EIR was presented to the decision-making body of the lead agency; and c) The Crossroads Hollywood Project EIR reflects the independent judgment and analysis of the lead agency; and, ADOPT the following: a) The related and prepared Crossroads Hollywood Project Environmental Findings; b) The Statement of Overriding Considerations; and c) The Mitigation Monitoring Program prepared for the Crossroads Hollywood Project EIR.
2. ADOPT the FINDINGS of the LACPC as the Findings of Council.
3. RESOLVE TO GRANT IN PART/DENY IN PART THE APPEAL filed by Douglas P. Carstens, Chatten-Brown and Carstens LLP; DENY THE APPEAL filed by Ellis Raskin, Angel Law; and, THEREBY SUSTAIN the decision of the LACPC in approving the EIR and a Vesting Tentative Tract for the merger and re-subdivision of a 6.86 net acre site into five ground lots and 30 airspace lots, for the development of 950 residential apartments, 308 key hotel and 190,000 square feet of commercial use (68,000 square feet of commercial is existing), for the properties located at 1540-1552 Highland Avenue; 6663-6675 Selma Avenue; 1543-1553 McCadden Place; 1501-1573 Las Palmas Avenue; 1600-1608 Las Palmas Avenue; 6700-6760 Selma Avenue; 6660 Selma Avenue; 1542-1546 McCadden Place; 1500-1570 Las Palmas Avenue; and 6665-6713 1/2 Sunset Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee, attached to the Council file.

Applicant: Bill Myers, CRE-HAR Crossroads SPV, LLC

Representative: Kyndra J. Casper, DLA Piper, LLP

Case No. VTT-73568-1A

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 22, 2019

(LAST DAY FOR COUNCIL ACTION - JANUARY 22, 2019)

Summary:

At a regular meeting held on January 15, 2019, the PLUM Committee considered report from the LACPC and appeals regarding Vesting Tentative Tract for the properties located at 1540-1552 Highland Avenue; 6663-6675 Selma Avenue; 1543-1553 McCadden Place; 1501-1573 Las Palmas Avenue; 1600-1608 Las Palmas Avenue; 6700-6760 Selma Avenue; 6660 Selma Avenue; 1542-1546 McCadden Place; 1500-1570 Las Palmas Avenue; and 6665-6713 1/2 Sunset Boulevard. Staff from the Department of City Planning provided an overview of the project. The appellant and applicant representative additionally commented on the project and the appeals. The applicant representative presented several modifications to the Conditions of Approval. After an opportunity for public comment, the Committee recommended to grant in part/deny in part the appeal filed by Douglas P. Carstens, and deny the appeal filed by Ellis Raskin, who had previously filed a Notice of Withdrawal of Appeal, and sustain the decision of the LACPC, with some of the modifications that were presented by the applicant representative. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

| <u>MEMBER</u> | <u>VOTE</u> |
|---------------|-------------|
| HARRIS-DAWSON | YES |
| BLUMENFIELD | YES |
| PRICE | ABSENT |
| CEDILLO | YES |
| SMITH | YES |

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-NOT OFFICIAL UNTIL COUNCIL ACTS-