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LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

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February 4, 2019

VIA E-MAIL

The Honorable Planning and Land Use Management Committee  
of the Los Angeles City Council  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012

Attn: Sharon Dickinson, [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

Re: 6200 W. Sunset Boulevard Project; Council File No. 18-1142  
Case No. CPC-2016-1380-VZC-HD-MCUP-ZAA-SPR

Dear Honorable Committee Members:

We represent 6200 Sunset, LLC, the Applicant for the proposed 270-unit mixed-use development project located at 6200 W. Sunset Boulevard (the "Project") that is before your Committee on February 5, 2019 with a requested zone and height district change. The Project would replace existing auto-oriented strip commercial uses and surface parking areas with a new seven-story building containing 270 new residential dwelling units, 12,120 square feet of commercial retail and restaurant uses, and 361 parking spaces in two and one-half subterranean parking levels. The Project will include an approximately 1,500 square-foot publicly accessible retail plaza along Sunset Boulevard, as well as common and private open space consisting of courtyards, roof decks, balconies and indoor amenities.

In light of the pressing housing needs in Hollywood and the City as a whole, the Applicant has volunteered a condition of approval to contribute to the Council District 13 Affordable Housing Trust Fund. We are writing to request that your Committee amend the Project's existing conditions of approval to reflect the following volunteered condition:

1. Prior to issuance of building permits, the Applicant shall contribute \$1,500,000.00 to the Council District 13 Affordable Housing Trust Fund.

We respectfully request that the Committee recommend approval of the Project's zone and height district change, with the addition of the volunteered condition.

Sincerely,



Todd Nelson

cc: Hon. Mitch O'Farrell  
Craig Bullock, Planning Deputy, Council District 13  
Will Lamborn, City Planner, Major Projects