

ENVIRONMENTAL IMPACT REPORT (EIR), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change and Height District Change for the properties located at 6200-6218 West Sunset Boulevard, 1437-1441 North El Centro Avenue and 6211 West Leland Way.

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

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the 6200 Sunset Project EIR (No. ENV-2015-3606-EIR; State Clearinghouse No. 2016011040), certified on July 26, 2018 and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent EIR, Negative Declaration or Mitigated Negative Declaration is required for approval of the project.
2. ADOPT the FINDINGS of the PLUM Committee as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated February 12, 2019, disapproved by the Director of Planning on behalf of the Los Angeles City Planning Commission (LACPC), effectuating a Vesting Zone Change and Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN and to amend the existing D Development Limitation to allow for a Floor Area Ratio (FAR) of up to 4.5:1 in lieu of 2:1, for the construction of a mixed-use building containing up to 270 residential units and up to 12,120 square feet of commercial retail and restaurant uses with the proposed use being located within a seven-story building comprised of up to 243,315 square feet of floor area and a total of 361 vehicle parking spaces within two and one-half subterranean levels, with the project's maximum FAR being 4.5:1; the project site is currently developed with approximately 22,029 square feet of existing low-rise commercial strip center uses and surface parking, with all existing on-site uses being removed to implement the project, for the properties located at 6200-6218 West Sunset Boulevard, 1437-1441 North El Centro Avenue and 6211 West Leland Way, subject to Conditions of Approval as modified by the PLUM Committee.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:  
  
*...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.*
5. ADVISE the applicant that, pursuant to 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.

6. NOT PRESENT and ORDER FILED the Ordinance dated September 13, 2018.

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 - FEBRUARY 25, 2019**

**(LAST DAY FOR COUNCIL ACTION - FEBRUARY 22, 2019)**

**10 VOTES REQUIRED ON SECOND READING**

Summary:

At a regular meeting held on February 5, 2019, the PLUM Committee considered a LACPC report and draft Ordinance for a Vesting Zone and Height District Change for the properties at 6200-6218 West Sunset Boulevard, 1437-1441 North El Centro Avenue and 6211 West Leland Way. Staff from the Department of City Planning provided an overview of the project. A representative of Council District 13 commented and recommended that the Committee approve a Voluntary Condition for the applicant to provide 1.5 million to the Council District 13 Affordable Housing Trust Fund. The applicant representative additionally commented and agreed to the Voluntary Condition. After an opportunity for public comment, the Committee recommended to approve the Vesting Zone and Height District Change, with the amendment of the Voluntary Condition. 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	YES
CEDILLO	YES
SMITH	YES

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**