

ENVIRONMENTAL IMPACT REPORT (EIR), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to authorizing the execution of a Development Agreement between the City of Los Angeles and Sunset Studio Holdings, LLC for the properties located at 5901 Sunset Boulevard and 1515 North Bronson Avenue.

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

1. FIND based on the independent judgment of the City Council, after consideration of the whole of the administrative record, the project was assessed in EIR No. ENV-2013-2813-EIR, SCH No. 2014021009, certified on August 31, 2016; and pursuant to California Environmental Quality Act guidelines, Sections 15162 and 15164, and no subsequent EIR or addendum is required for approval of the project.
2. ADOPT the April 14, 2016 FINDINGS of the Los Angeles City Planning Commission, including the Development Agreement findings, as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated November 9, 2016 and approved by the Director of Planning, authorizing the execution of a Development Agreement between the City of Los Angeles and 5901 Sunset Studios Holdings, LLC, for a 15-year term, relating to real property for a 1.55-acre property in the City of Los Angeles bounded by Sunset Boulevard on the south and North Bronson Avenue of the east, for the construction of a mixed-use building of not more than 15 stories and 230 feet in height (not including rooftop structures), consisting of not more than 26,000 square feet of retail floor area, not more than 274,000 square feet of office floor area, and 830 parking spaces, for the property located at 5901 Sunset Boulevard and 1515 North Bronson Avenue.
4. REQUEST the Mayor to execute the Development Agreement on behalf of the City.
5. REQUEST the City Attorney, subject to the effective date of the Ordinance, to obtain all necessary signatures needed to process the Development Agreement.
6. ADVISE the applicant that, pursuant to Government Code Section 65868.5 that the Development Agreement is required to be filed with the County Clerk no later than ten days after the City has entered into the agreement.

Applicant: Sunset Studio Holdings, LLC

Representative: Cindy Starrett, Latham and Watkins

Case No. CPC-2015-984-DA

CEQA No. ENV-2013-2813-EIR

Fiscal Impact Statement: None submitted by the City Attorney. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - DECEMBER 30, 2016

(LAST DAY FOR COUNCIL ACTION - DECEMBER 14, 2016)

Summary:

At a regular meeting held on December 13, 2016, the PLUM Committee considered a proposed ordinance for a Development Agreement between the City of Los Angeles and Sunset Studio Holdings, LLC for the properties located at 5901 Sunset Boulevard and 1515 North Bronson Avenue. Staff from the DCP provided an overview of the proposed project. The Applicant Representative provided additional information. After an opportunity for public comment, the Committee recommended to approve the Ordinance and Development Agreement. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

ZHC
16-0478_rpt_plum_12-13-16

-NOT OFFICIAL UNTIL COUNCIL ACTS-