

MITIGATED NEGATIVE DECLARATION (MND), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change and Height District Change, and Conditional Use, Zoning Administrator's Adjustment, and Site Plan Review appeals for the properties located at 6407 West Sunset Boulevard, 6407-6411 West Sunset Boulevard, 1511 North Ivar Avenue and 1512 North Cahuenga Boulevard.

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 MND No. ENV-2015-2895-MND, and pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, negative declaration, nor addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated September 8, 2016, effecting a Vesting Zone Change and Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN to amend the D Limitation to allow a Floor Area Ratio (FAR) of up to 6.0:1 in lieu of the permitted 3:1 FAR, for the demolition of a one-story, 4,000 square-foot drive-thru restaurant and the construction, use and maintenance of a 21-story hotel, approximately 232 feet in height with 275 guest rooms with kitchenettes, 1,900 square feet of retail floor area, 135 vehicular parking spaces within a four-level subterranean garage, on a 23,651 square-foot site in the C4-2D-SN Zone, for the properties located at 6407 West Sunset Boulevard, 6407-6411 West Sunset Boulevard, 1511 North Ivar Avenue and 1512 North Cahuenga Boulevard, subject to Conditions of Approval.
4. RESOLVE TO GRANT IN PART/DENY IN PART THE APPEALS filed by Roberto Mazariegos (Representative: Gideon Kracov, Law Office of Gideon Kracov) and Diana Derycz-Kessler, Los Angeles Film School and 6363 Partners, LLLP (Representative: Victor De la Cruz, Esq., Manatt, Phelps and Phillips, LLP), and THEREBY SUSTAIN the decision of the LACPC in approving: a) Mitigated Negative Declaration and Mitigation Monitoring Program; b) Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of the proposed hotel; c) Zoning Administrator's Adjustment to permit a zero-foot rear yard setback (northerly yard) in lieu of the required 20 feet required pursuant to Section 12.11-C,3 of the Los Angeles Municipal Code (LAMC); and d) Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms, for the properties located at 6407 West Sunset Boulevard, 6407-6411 West Sunset Boulevard, 1511 North Ivar Avenue and 1512 North Cahuenga Boulevard, subject to Conditions of Approval as modified by the PLUM Committee on August 1, 2017.

5. ADVISE the applicant of Q Qualified classification time limit, pursuant to Section 12.32-G of the LAMC:

*. . . whenever property remains in a Q Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such 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.*

6. ADVISE the applicant that, pursuant to California 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.
7. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: R.D. Olsen Development

Representative: Donna Shen Tripp, Craig Lawson and Company

Case No. CPC-2015-2893-VZC-HD-CUB-ZAA-SPR

CEQA No. ENV-2015-2895-MND

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 - AUGUST 31, 2017**

**(LAST DAY FOR COUNCIL ACTION - AUGUST 31, 2017)**

Summary:

At a meeting held on August 1, 2017, the PLUM Committee considered a Vesting Zone Change, Height District Change and appeals for the properties at 6407 West Sunset Boulevard, 6407-6411 West Sunset Boulevard, 1511 North Ivar Avenue and 1512 North Cahuenga Boulevard. Staff from the Department of City Planning provided background regarding the project. The Applicant, Representatives for the Appellants and Mr. Mazariegos also provided additional information. A Representative from Council District 13 commented on the project, appeals and proposed modifications to the Conditions of

Approval provided by the Los Angeles Police Department dated July 28, 2017. After an opportunity for public comment, the Committee recommended to grant in part/deny in part the appeals and sustain the decision of the LACPC with modifications to the Conditions of Approval. 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	ABSENT
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	ABSENT

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**