

STATUTORY EXEMPTION and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for the properties located at 5600-5606 West Hollywood Boulevard, 1655-1679 North St. Andrews Place, and 5607 West Carlton Way.

Recommendations for Council action:

1. DETERMINE, that at the June 29, 2021 City Council meeting, and that based on the whole of the administrative record, the Project is statutorily exempt from CEQA as a Sustainable Communities Project ("SCP") pursuant to Public Resources Code 21155.1, Council file No. 21-0383.
2. ADOPT the REVISED FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Susan Winsberg, Franklin Corridor Communities, and THEREBY SUSTAIN the LACPC's determination in approving a Project Permit Compliance Review for the Vermont-Western Corridor Specific Plan pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C and the Site Plan Review for a project which creates, or results in an increase of 50 or more dwelling units pursuant to LAMC Section 16.05, in conjunction with project utilizing a ministerial 50 percent density bonus pursuant to Government Code Section 65915 and the Department of City Planning Implementation of State Density Bonus Law – AB 2345 and AB 1763 Revised Memorandum dated November 2, 2022, for the demolition of an existing three-story vacant apartment structure, a two-story structure occupied by an auto body use and associated surface parking, and a vacant lot on an approximately 37,135 (0.85 acre) square-foot site and the construction, use, and maintenance of a 14-story, 170 feet in height building containing 150 residential dwelling units, including 15 units set aside for Very Low Income households, and 171,125 square feet of floor area, resulting in a floor area ratio of 4.6:1. The Project proposes 208 parking spaces within one subterranean level and three partial above-ground levels and 91 bicycle parking stalls (76 long-term stalls and 15 short-term stalls) for the properties located at 5600-5606 West Hollywood Boulevard, 1655-1679 North St. Andrews Place, and 5607 West Carlton Way, subject to Revised Conditions of Approval, dated November 15, 2022, and attached to the Council file.

Applicant: Sean Beddoe, BWC/St. Andrews, LP

Representative: Matt Dzurec, Armbruster Goldsmith and Delvac LLP

Case No. CPC-2020-4296-CU-DB-SPP-SPR-VHCA-PHP-1A

Environmental No. ENV-2020-4297-SCPE

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

Summary:

At a regular meeting held on December 6, 2022, the PLUM Committee considered a report from the LACPC and an appeal for the properties located at 5600-5606 West Hollywood Boulevard, 1655-1679 North St. Andrews Place, and 5607 West Carlton Way. DCP staff provided an overview of the matter. A Representative of Council District 13 provided comments in support of denying the appeal. After an opportunity for public comment, and presentations by the Appellant and Applicant representatives, the Committee recommended to deny the appeal and sustain the determination of the LACPC in approving

the Project Permit Compliance and Site Plan Review. 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
LEE:	YES
RODRIGUEZ:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-