

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Appeals filed for Conditional Use Permits and a Site Plan Review for the property located at 3209 - 3227 West Sunset Boulevard.

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

1. FIND, based on the whole of the administrative record, that the project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15332, Article 19, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by Nicole Antoine and David Richardson and THEREBY SUSTAIN the determination of the LACPC in approving a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by Los Angeles Municipal Code (LAMC) Section 12.22 A.25, approving a Conditional Use Permit, pursuant to LAMC Section 12.24 W.1 for the sales and dispensing of a full-line of alcoholic beverages for on and off-site consumption for two establishments, and approving a Site Plan Review for a project that results in an increase of 50 or more dwelling units, for the demolition of an existing one- and two-story auto shop with an adjoining surface level parking lot and the construction, use, and maintenance of a new 84,662 square-foot, seven-story mixed-use residential development consisting of 86 residential units (with 10 units reserved for Very Low-Income Households), the project proposes to include a total 69 parking spaces within an at grade parking garage; for the property located at 3209 - 3227 West Sunset Boulevard, subject to Conditions of Approval.

Applicant: Sunset Twins-HH, LLC c/o Daniel Neman

Representative: Jonathan Yang, Irvine & Associates, Inc.

Case No. CPC-2021-2035-DB-CU-CUB-SPR-HCA-1A

Environmental No. ENV-2021-2036-CE

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 September 6, 2022, the PLUM Committee considered a report from the LACPC and appeals for the property located at 3209 - 3227 West Sunset Boulevard. DCP staff provided an overview of the matter. A Representative of Council District 13 provided comments in support of denying the appeals. After an opportunity for public comment, and presentations from the Applicant's Representative and Appellants, the Committee recommended to deny the appeals and sustain the LACPC's determination in approving two Conditional Use Permits and a Site Plan Review. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER                      VOTE  
HARRIS-DAWSON:            YES

CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	ABSENT

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**