

NEGATIVE DECLARATION and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, 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 6437, 6439, 6443 and 6445 West Sunset Boulevard.

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

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2020-5408-ND, as circulated on March 10, 2022 (Negative Declaration), and all comments received, there is no substantial evidence that the Project will have a significant effect on the environment; FIND the Negative Declaration reflects the independent judgment and analysis of the City; and ADOPT the Negative Declaration.
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 October 13, 2022, to effectuate a Vesting Zone and Height Change from C4-2D-SN to (T)(Q)C2-2D-SN, pursuant to Sections 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC), to remove the existing "D" Limitation to allow a maximum Floor Area Ratio (FAR) of 6:1 and a parking reduction of 20 percent incidental to the land use action pursuant to LAMC Section 12.32 P; for the demolition of an existing two-story structure with general commercial and office uses and the construction of a new 13-story hotel with 175 rooms, with a second and rooftop level restaurant, bar and lounge area, four above ground parking levels, and a basement level, the Project will be approximately 173 feet in height and will have a floor area of approximately 59,655 square feet for a FAR of 6:1; for the properties located at 6437, 6439, 6443 and 6445 West Sunset Boulevard, subject to Modified Conditions of Approval.
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 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.
6. 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: NELA Development 1, LLC

Representative: Michael Gonzales, Gonzales Law Group

Case No. CPC-2020-5407-VZC-HD-CUB-ZAA-RDP-SPR-1A

Environmental No. ENV-2020-5408-ND

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 March 21, 2023, the PLUM Committee considered a report from the LACPC and draft Ordinance relative to a Vesting Zone Change and Height District Change for the properties located at 6437, 6439, 6443 and 6445 West Sunset Boulevard. After an opportunity for public comment, the Committee recommended to approve the Vesting Zone Change and Height District Change. 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
RODRIGUEZ:	YES
YAROSLAVSKY:	YES
LEE:	YES
HUTT:	ABSENT

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-