

ITEM NO. 3

File No. [24-1054](#)

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, 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 1185, 1187, 1193, 1195, 1197, 1201, 1205, 1207, 1211, 1215, 1221, 1225, 1229, 1233, 1239, 1243, 1245, 1247 West Sunset Boulevard, and 917 North Everett Street.

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

1. FIND pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 SCEA, No. ENV-2023-5529-SCEA, and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; FIND the Project is a “transit priority project” as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Report(s) (EIR), including Southern California Association of Governments’ 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy EIR State Clearinghouse No. 20199011061; FIND all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; FIND with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; FIND the SCEA reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the Project; and ADOPT the SCEA and the Mitigation Monitoring Program prepared for the SCEA.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Kylah Staley, Lozeau Drury LLP), and THEREBY SUSTAIN the determination of the LACPC in 1) approving pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a housing development project consisting of 327 dwelling units, of which 41 units will be set aside for Very Low Income households, with the following On-Menu Incentive: a) an On-Menu Incentive to allow an increase in the Floor Area Ratio (FAR) to 3.0:1 in lieu of the otherwise allowable 1.5:1 in the C2-1VL Zone; 2) approving pursuant to LAMC Section 12.24 W.1 of Chapter 1 and LAMC Section 13.B.2.2 of Chapter 1A, a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption in conjunction with a total of 9,462 square feet of potential indoor and outdoor restaurant space for up to five establishments with up to 300 indoor seats and 75 outdoor seats (total of 375 patron seats); and, 3) approving, pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates, or results in, an increase of 50 or more dwelling units; for the construction of a mixed-use residential and commercial development with 327 residential units that include 41 Very Low Income affordable units and approximately 9,462 square feet of ground-floor commercial space for a total floor area of 321,300 square feet, resulting in a FAR of 3:1, the project would consist of two buildings as follows: 1) Building A, located along Sunset Boulevard, would be seven stories and have a maximum building height of 91 feet as measured from grade and 85 feet as measured from Plumb Height; 2) Building B, located at the corner of Sunset Boulevard and Everett Street, would be seven stories and have a maximum height of 86 feet as measured from grade and 81.5 feet as measured from Plumb Height, the project would provide 263 on-site parking spaces at one subterranean, one partially subterranean, and one at-ground and above-grade levels to be shared amongst all of the uses on the project site, vehicular access to the structured parking would be provided via two stop-controlled

driveways and one signalized driveway for the properties located at 1185, 1187, 1193, 1195, 1197, 1201, 1205, 1207, 1211, 1215, 1221, 1225, 1229, 1233, 1239, 1243, 1245, 1247 West Sunset Boulevard, and 917 North Everett Street, subject to Conditions of Approval.

Applicant: Jeffrey Farrington, Aragon Properties Corporation

Representative: Dana Sayles, three6ixty

Case No. CPC-2023-5528-DB-SPR-MCUP-HCA-1A

Environmental No. ENV-2023-5529-SCEA

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 – JANUARY 31, 2025

(LAST DAY FOR COUNCIL ACTION – JANUARY 31, 2025)

Summary:

At a regular meeting held on January 28, 2025, the PLUM Committee considered a report from the LACPC and an appeal for the properties located at 1185, 1187, 1193, 1195, 1197, 1201, 1205, 1207, 1211, 1215, 1221, 1225, 1229, 1233, 1239, 1243, 1245, 1247 West Sunset Boulevard, and 917 North Everett Street. DCP staff provided an overview of the matter. Councilmember Raman spoke on the matter. After an opportunity for public comment, and presentations from the Applicant and Appellant Representatives, the Committee recommended to deny the appeal and sustain the LACPC’s determination in approving a Density Bonus, an On-Menu Incentive, a Main Conditional Use Permit, and a 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>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-