

CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND RELATED CEQA FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Appeals for a Project Permit Compliance Review, and a Site Plan Review for the properties located at 4260 North Arch Drive and 11201 West Ventura Boulevard.

Recommendations for Council action:

1. DETERMINE, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32 (Urban Infill), 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: 1) Studio City Residents Assoc. / Barry Johnson (Representative: Barry Johnson), and 2) Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Marjan Kris Abubo), and THEREBY SUSTAIN the determination of the LACPC in 1) approving a Project Permit Compliance Review, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC), for a project within the Ventura/Cahuenga Boulevard Corridor Specific Plan; and 2) approving a Site Plan Review, pursuant to Section 16.05 of the LAMC, for a project with 50 or more dwelling units; for the construction, use and maintenance of a new multi-family residential building with 129 dwelling units, including 17 units set aside for Very Low Income Households, the proposed building will have approximately 117,000 square feet of floor area and will reach a maximum height of 75 feet with stepbacks at the upper floors at the rear of the building, the proposed project will provide 145 parking spaces, 43 of which will be compact spaces, parking is provided within a partially subterranean garage, the proposed project will provide a publicly accessible path between Arch Drive and the Los Angeles River path; for the properties located at 4260 North Arch Drive; and 11201 West Ventura Boulevard, subject to Modified Conditions of Approval.

Applicant: Universal City Guest Home, L.P. / Ervin Cohen & Jessup, LLP

Representative: Jonathan Riker, Veneable, LLP

Case No. CPC-2021-10345-DB-SPP-SPR-WDIHCA-1A

Environmental No. ENV-2021-10346-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 December 5, 2023, the PLUM Committee considered a report from the LACPC and appeals filed for a Project Permit Compliance Review, and a Site Plan Review for the properties located at 4260 North Arch Drive and 11201 West Ventura Boulevard. DCP staff provided an overview of the matter. A representative of Council District 4 provided comments in support of denying the appeals. After an opportunity for public comment, and presentations from the Applicant and Appellant Representatives, the Committee recommended to deny the appeals and sustain the determination of the LACPC in approving a Project Permit Compliance Review, 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>
HARRIS-DAWSON:	ABSENT
LEE:	YES
YAROSLAVSKY:	ABSENT
PADILLA:	YES
HUTT:	YES

CR
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