

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, RELATED ENVIRONMENTAL FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for the properties located at 6266 - 6290 Sunset Boulevard; 1460 – 1480 Vine Street; and 6251 - 6267 Leland Way.

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-2021-10589-SCEA, and all comments received, [after imposition of all mitigation measures, if applicable] there is no substantial evidence that the project will have a significant effect on the environment; FIND the Los Angeles City Planning Commission (LACPC) held a hearing on and adopted the SCEA on December 12, 2024 pursuant to PRC Section 21155.2(b); FIND that the Project is a transit priority project pursuant to 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 the Southern California Association of Governments (SCAG) SCAG's 2016-240 Regional Transportation Plan/Sustainable Communities Strategy EIR State Clearinghouse No. 2015031035; 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 that 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 LACPC, as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Hayley Uno, Lozeau Drury LLP), and THEREBY SUSTAIN the determination of the LACPC in 1) approving pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, a Main Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption for restaurants and/or retail establishments totaling 16,680 square feet of ground floor area; and, 2) approving pursuant to LAMC Section 16.05, a Site Plan Review, for a project that results in an increase of 50 or more dwelling units and/or guest rooms; and 3) approving pursuant to LAMC Section 12.22 A.25, an On-Menu Incentive to permit averaging of Floor Area Ratio and density over two zones and to permit vehicular access from a less restrictive zone to a more restrictive zone; for the demolition of four commercial buildings and one vacant duplex and the construction of a new 201,134 square-foot, eight-story mixed-use building consisting of 170 new residential units with 26 units set aside for Very Low Income Households and an additional eight units set aside for Low Income Households, the proposed building will contain 16,680 square feet of commercial space on the ground floor, additionally, the project proposed to retain the existing 19-story tower located at the corner of Vine Street and Sunset Boulevard and a two-story commercial building (Morgan Camera Shop building), the project would provide a total 284 new parking spaces within two screened above grade parking levels and two subterranean levels and 24,997 square feet of open space; for the properties located at 6266 - 6290 Sunset Boulevard; 1460 – 1480 Vine Street; and 6251 - 6267 Leland Way, subject to Conditions of Approval.

Applicant: David Powers, SRG Development, L.P.

Representative: Matt Dzurec, Armbruster Goldsmith & Delvac LLP

Case No. CPC-2021-10588-DB-MCUP-SPR-VHCA-1A

Environmental No. ENV-2021-10589-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 – MAY 16, 2025

(LAST DAY FOR COUNCIL ACTION – MAY 16, 2025)

Summary:

At a regular meeting held on May 16, 2025, the PLUM Committee considered a report from the LACPC and an appeal for the properties located at 6266 - 6290 Sunset Boulevard; 1460 – 1480 Vine Street; and 6251 - 6267 Leland Way. DCP staff provided an overview of 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 the SCEA, Mitigation Monitoring Program, a Main Conditional Use, a Site Plan Review, and an On-Menu Incentive, as listed above. 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-