

CATEGORICAL EXEMPTION AND CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Site Plan Review appeal for the properties located at 7014 - 7022 West Sunset Boulevard; and 1438 - 1446 North Sycamore Avenue.

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, 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 APPEAL filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Richard Drury, Lozeau Drury LLP), and THEREBY SUSTAIN the determination of the LACPC in approving a Site Plan Review, pursuant to Los Angeles Municipal Code Section 16.05, for a development project that creates, or results in an increase of 50 or more dwelling units; for the demolition of an existing 6,690 square-foot commercial building, an existing 6,633 square-foot institutional building, and an associated surface parking lot and the construction of a seven-story mixed-use residential and commercial building consisting of 112 dwelling units and 2,875 square-feet of commercial retail uses; resulting in a total floor area of 91,665 square-feet, the project will have a height of 86 feet, six inches and a floor area ratio of 3.71:1, the project proposes 60 automobile parking spaces provided on-site at ground level and within a subterranean level and 93 bicycle parking spaces (83 long-term and 10 short-term) would be provided on-site at ground level, the proposed unit mix consists of 42 studio units, 61 one-bedroom units, and nine two-bedroom units, there are two existing Street Trees in the public right-of-way adjacent to the project site, the project will retain both existing Street Trees and plant an additional 29 trees on-site, there are four non-protected trees on-site proposed for removal and no existing Protected Trees on-site, development of the project would require the cut and export of approximately 11,000 cubic yards of soil, no import or fill is proposed, the project is required to provide 11,425 square-feet of open space and is voluntarily providing a total of 15,064 square feet of open space; for the properties located at 7014 - 7022 West Sunset Boulevard; and 1438 - 1446 North Sycamore Avenue, subject to Conditions of Approval.

Applicant: Sycamore Corner LLC

Representative: Kyndra Casper, DLA Piper LLP

Case No. CPC-2024-480-DB-SPR-VHCA-1A

Environmental No. ENV-2024-481-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

TIME LIMIT FILE – JUNE 13, 2025

(LAST DAY FOR COUNCIL ACTION – JUNE 13, 2025)

Summary:

At a regular meeting held on May 16, 2025, the PLUM Committee considered a report from the LACPC and a Site Plan Review appeal for the properties located at 7014 - 7022 West Sunset Boulevard; and 1438 - 1446 North Sycamore Avenue. 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 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:	ABSENT
RAMAN:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-