

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

ENVIRONMENTAL IMPACT REPORT, MITIGATION MONITORING AND REPORTING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION and appeals filed for a proposed project at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street.

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

1. CERTIFY that the Environmental Impact Report (EIR) (EIR No. ENV-2011-0675-EIR; State Clearing House No. 2011041094) has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file No. 13-0593 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and ADOPT the EIR.
2. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the DCP.
3. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council and ADOPT the Mitigation Monitoring and Reporting Program.
4. ADOPT the March 28, 2013 FINDINGS of the Los Angeles City Planning Commission (LACPC), including the Environmental Findings, as the Findings of the Council.
5. RESOLVE TO DENY APPEALS filed by Communities United for Reasonable Development (Representatives: Robert Silverstein, Esq. and Daniel E. Wright, Esq., The Silverstein Law Firm, APC) of the entire determination of the LACPC and HEI/GC Hollywood and Vine Condominiums, LLC and Hollywood and Vine Residences Association (Representative: Benjamin M. Reznik, Jeffer Mangels Butler and Mitchell, LLP) of part of the determination of the LAPC, THEREBY APPROVING, for the proposed development of two sites consisting of eight parcels on 4.47 acres of land with a mixed-use community consisting of office, hotel, commercial and residential development with subterranean and above-grade parking, at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street, subject to modified Conditions of Approval:
 - a. A Vesting Conditional Use to permit a hotel within 500 feet of an R Zone.
 - b. A Master Conditional Use to permit the sale and dispensing of a full-line of alcohol for on and off-site consumption and live entertainment.

- c. A Conditional Use to permit floor area averaging in a unified development.
- d. A Zone Variance to permit outdoor eating areas above the ground floor
- e. A Zone Variance to permit reduced parking for the sports club/fitness facility.
- f. Reduced On-Site Parking for Transportation Alternatives.

6. APPROVE the:

- a. Applicant's proposal to do the following:
 - 1. Limit the East Site tower to no more than 39 stories and the West Site tower to no more than 35 stories.
 - 2. Increase the number of Park and Ride spaces from 10 to 50.
 - 3. Develop a program where the applicant will acquire transit passes and commit to a fund where the applicant will contribute \$500,000 over 10 years at \$50,000 a year toward acquisition of the transit passes for workers and residents within the project.
- b. Technical corrections dated June 18, 2013 submitted by the DCP and the technical corrections dated May 31, 2013 submitted by the applicant's representative (attached to the Council file).
- c. Development Regulation changes as noted in the DCP report dated June 18, 2013 and instruct the DCP to submit revised Development Regulations for this project.

7. PRESENT and ADOPT the accompanying NEW ORDINANCE, approved by the Director of Planning on behalf of the LACPC, effecting a vesting zone change from C4 to (T)(Q)C2-2-SN and a height district change from Height District 2D to Height District 2, to develop a mixed-use community consisting of office, hotel, commercial and residential development with subterranean and above-grade parking, for property located at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street, subject to modified Conditions of Approval as approved by the Planning and Land Use Management (PLUM) Committee on June 18, 2013 and attached to the Council file.

8. NOT PRESENT and ORDER FILED the Ordinance approved by the LACPC on March 28, 2013.

9. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.

10. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.

11. 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.

12. 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: Millennium Hollywood, LLC

Representative: Alfred Fraijo, Sheppard Mullin Richter and Hampton, LLP

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes

Oppose Proposal: Greater Griffith Park Neighborhood Council

TIME LIMIT FILE - JULY 31, 2013

(LAST DAY FOR COUNCIL ACTION - JULY 31, 2013)

Summary:

At the public hearing held on June 18, 2013 (continued from June 4, 2013), the Planning and Land Use Management Committee considered appeals filed regarding a proposed project located at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street. Staff from the Department of City Planning gave the Committee background information on the matter. The Applicant's representatives, appellants, and Council Office staff also provided testimony.

After an opportunity for public comment, the Committee recommended that Council deny the appeals filed by Communities United for Reasonable Development (Representatives: Robert Silverstein, Esq. and Daniel E. Wright, Esq., The Silverstein Law Firm, APC) of the entire determination of the LACPC and HEI/GC Hollywood and Vine Condominiums, LLC and Hollywood and Vine Residences Association (Representative: Benjamin M. Reznik, Jeffer Mangels Butler and Mitchell, LLP), thereby approving the above recommendations, for the proposed construction of a 41-lot subdivision with 492 residential units, a 200 room hotel, approximately 100,000 square feet of new office space, an approximately 35,000 square foot sports club, approximately 15,000 square feet of retail uses and approximately 34,000 square feet of restaurant uses on a 4.46 acre site, at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street, subject to modified Conditions of Approval as approved by the PLUM Committee and attached to the Council file. This matter is now forwarded to the Council for its consideration.

As indicated in Recommendation No. 10 and pursuant to Section 12.32-J of the Los Angeles Municipal Code, the applicant is hereby advised that:

" . . . whenever property remains in a "Q" Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such 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."

Respectfully submitted,
PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	YES
ENGLANDER:	YES

SG
CD 13
6/27/13

#13/[13-0593](#)_rpt_plum_6-18-13

- Not Official Until Council Acts -