

NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change and Height District Change for the properties located 6360 – 6366 West Hollywood Boulevard; 1646 North Cosmo Street.

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

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2020-1620-ND, and all comments received, there is no substantial evidence that the Project will have a significant effect on the environment; FIND the Negative Declaration reflects the independent judgement and analysis of the City; and ADOPT the Negative Declaration.
2. ADOPT the Amended FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated May 12, 2022, to effectuate a Zone Change and Height District Change from C4-2D-SN to (T) (Q)C2-2D-SN, for the adaptive reuse of the existing four-story historic Palmer office building into a new 57-room boutique hotel, a restaurant, bar, and pool deck are proposed for the rooftop, as well as an approximately 800-square-foot addition on the roof to provide ancillary service spaces for these proposed uses, no other construction and no changes in vehicle parking are proposed for the properties located 6360 – 6366 West Hollywood Boulevard; 1646 North Cosmo Street, subject to Conditions of Approval.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

....property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q 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.
5. 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.
6. 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: GH Hollywood Investors, LLC

Representative: Michael Gonzales, Gonzales Law Group, APC

Case No.CPC-2020-1619-ZC-HD-CUB-ZV-WDI

Environmental No. ENV-2020-1620-ND

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 October 4, 2022, the PLUM Committee considered a report from the LACPC and draft Ordinance relative to a Zone Change and Height District Change for the properties located 6360 – 6366 West Hollywood Boulevard; 1646 North Cosmo Street. After an opportunity for public comment, the Committee recommended to approve the Zone and Height District Change. 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:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-