

MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, AND MITIGATION MONITORING PROGRAM, and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to CEQA appeals filed for the properties located at 6726 – 6740 West Sunset Boulevard and 1434 – 1456 North McCadden Place.

Recommendations for Council action:

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-4711-MND, as circulated on August 18, 2022, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND, the mitigation measures have been made enforceable conditions on the Project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. ADOPT the amended FINDINGS of the Central Area Planning Commission (CAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by: 1) Casey Maddren, Citizens for a Better LA; and 2) Madeline Brozen, and THEREBY SUSTAIN the CAPC's determination in approving a Mitigated Negative Declaration as the environmental clearance, for the demolition of an existing commercial building and surface parking lot and the construction, use, and maintenance of a new approximately 3,448 square-foot fast-food drive-through restaurant and surface parking lot, the Project proposes two drive-through lanes and 35 vehicle parking spaces, proposed hours of operation are from 9:00 a.m. to 1:00 a.m. Sunday through Thursday and from 9:00 a.m. to 1:30 a.m. Friday through Saturday; for the properties located at 6726 – 6740 West Sunset Boulevard and 1434 – 1456 North McCadden Place.

Applicant: Robert Vann, Raising Cane's

Representatives: E.J. Schloss and David Waite, Cox Castle and Brian Albrecht, Raising Canes

Case No. ZA-2021-4710-CU-ZV-SPR-2A

Environmental No. ENV-2021-4711-MND-1A

Related Case No. ZA-2021-4710-CU-ZV-SPR-1A, ENV-2021-4711-MND

Fiscal Impact Statement: The CAPC 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 September 19, 2023, the PLUM Committee considered a report from the CAPC and CEQA appeals for the properties located at located at 6726 – 6740 West Sunset Boulevard and 1434 – 1456 North McCadden Place. DCP staff provided an overview of the matter. A representative for Council 13 provided comments on the matter. After an opportunity for public comment, and presentations from the Appellants and Applicant Representatives, the Committee recommended to deny

the appeals and thereby sustain the CAPC's determination in approving the Mitigated Negative Declaration as the environmental clearance for the project. 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 |
| LEE: | YES |
| YAROSLAVSKY: | ABSENT |
| PADILLA: | YES |
| HUTT: | ABSENT |

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-NOT OFFICIAL UNTIL COUNCIL ACTS-