

STATUTORY EXEMPTION and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal filed for a Conditional Use, a Main Conditional Use Permit, and a Site Plan Review for the properties located at 1911-1931 West Sunset Boulevard; and 1910-2018 West Reservoir Street.

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

1. FIND that the City Council determined at its June 28, 2022 hearing that based on the whole of the administrative record, the Project is statutorily exempt from CEQA as a Sustainable Communities Project Exemption ("SCPE") pursuant to Public Resources Code 21155.1.
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 The Silver Lake Heritage Trust, and THEREBY SUSTAIN the determination of the LACPC in approving a Conditional Use, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), to allow an increase in density greater than the maximum permitted under LAMC Section 12.22 A.25, to a total of a 51 percent increase in the base density of 110 units to a density of 166 units; approving a Main Conditional Use Permit pursuant to LAMC Section 12.24 W.1, for the sale or dispensing of alcoholic beverages for on- and off-site consumption only within up to five premises; and approving a Site Plan Review pursuant to LAMC Section 16.05, for a development project that creates 166 dwelling units, for the demolition of the existing structures and the construction, use and maintenance of a new, six-story, 166-unit, mixed-use development with 13,000 square feet of commercial space and 24 units reserved for Very Low-Income Households, for the properties located at 1911-1931 West Sunset Boulevard; and 1910-2018 West Reservoir Street, subject to Modified Conditions of Approval.

Applicant: Thomas D. Warren, 1911 Sunset Investors, LLC.

Representative: Alexander Irvine, Irvine & Associates, Inc.

Case No.: CPC-2020-3140-CU-DB-MCUP-SPR-1A

Environmental No.: ENV-2020-3141-SCPE

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 September 6, 2022, the PLUM Committee considered a report from the LACPC and an appeal for the properties located at 1911-1931 West Sunset Boulevard; and 1910-2018 West Reservoir Street. DCP staff provided an overview of the matter. A Representative of Council District 13 provided comments in support of denying the appeal. 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 a Conditional Use, a Main Conditional Use Permit, and a 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>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-