

STATUTORY EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS A SUSTAINABLE COMMUNITIES PROJECT, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a haul route appeal for the properties located at 1911, 1915, 1921-1931 West Sunset Boulevard and 1910, 1918, 2000, 2008, 2010, 2016 and 2018 West Reservoir Street.

Recommendations for Council action:

1. GRANT the appeal filed by Holland Partner Group, and thereby OVERTURN the Board of Building and Safety Commissioners' approval of Condition C.1 (Hauling Operations), for the demolition of 2 structures, and the construction of a 6 story mixed-use 166-unit apartment building with 24 Very Low Income units, ground floor parking and 2 levels of subterranean parking; for the properties located at 1911, 1915, 1921-1931 West Sunset Boulevard and 1910, 1918, 2000, 2008, 2010, 2016 and 2018 West Reservoir Street, subject to Conditions of Approval, as modified by the PLUM Committee on June 23, 2026; and adoption of project findings.
2. MODIFY Condition C.1 as follows: "Hauling operations shall be permitted between 9:00 a.m. and 3:00 p.m., Monday through Friday, when school is in session and between 7:00 a.m. and 3:00 p.m. when school is not in session. No hauling shall occur on Saturdays, Sundays, or City holidays. Haul vehicles shall not arrive at the site before the designated start time."

Applicant: Holland Partner Group

Owner: 1911 West Sunset Owner, LLC c/o Chris Riha

Board File No. 260011

Fiscal Impact Statement: None submitted by the BBSC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

TIME LIMIT FILE – JULY 12, 2026

(LAST DAY FOR COUNCIL ACTION – JULY 1, 2026)

Summary:

At a regular meeting held on June 23, 2026, the PLUM Committee considered a report from the BBSC and a haul route appeal for the properties located at 1911, 1915, 1921-1931 West Sunset Boulevard and 1910, 1918, 2000, 2008, 2010, 2016 and 2018 West Reservoir Street. BBSC staff provided an overview of the matter. A representative from Council District 13 provided comments. After an opportunity for public comment, and a presentation from the Appellant Representative, the Committee recommended to grant the appeal and overturn the BBSCs' approval of Condition C.1, and modify Condition C.1 as listed above. 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:	YES
RAMAN:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-