

**Date** : 11/24/2020 10:28:03 AM  
**From** : "Jason McCrea"  
**To** : "Luciralia Ibarra"  
**Subject** : Fwd: Lefrak project  
**Attachment** : 20-1315\_rpt\_plum\_11-12-20.pdf;

----- Forwarded message -----  
From **Mark Armbruster** <[mark@agd-landuse.com](mailto:mark@agd-landuse.com)>  
Date: Tue, Nov 24, 2020 at 8:51 AM  
Subject: Lefrak project  
To: Jason McCrea <[jason.mccrea@lacity.org](mailto:jason.mccrea@lacity.org)>

Hi Jason,

Shouldn't there be a description of what is amended?

Mark

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**Jason McCrea**  
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FINAL ENVIRONMENTAL IMPACT REPORT (EIR), DRAFT EIR, ERRATA, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT AND ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change and Height District Change for the properties located at 1624-1648 Wilcox Avenue and 6430-6440 Hollywood Boulevard.

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

1. FIND based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project was assessed in the EIR No. ENV-2016-3177-EIR (State Clearinghouse (SCH) No. 2017051079) which includes the Draft EIR dated February 2020, the Final EIR, dated July, 2020, Errata dated August 2020, previously certified on August 14, 2020; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying corrected ORDINANCE dated September 10, 2020, effectuating a Vesting Zone Change and Height District Change from C4-2D-SN/C4-2D to C4-2D-SN/C4-2D to modify the D Limitation to allow a maximum Floor Area Ratio (FAR) of 4.5:1 in lieu of the otherwise permitted 2:1 FAR per Ordinance No. 165,660 (Subareas 90 and 220) for the development of a mixed-use building, comprised of 260 multi-family residential dwelling units, of which 13 units would be reserved for Low-income Households, eight units would be reserved for Moderate-income Households, and six units would be reserved for Workforce Households (150 percent AMI), and 17,800 square feet of commercial uses on an approximately 59,933 square foot (1.4 acre) site; as part of the Project, the existing two-story, 9,000-square-foot historic Attie Building, a contributing structure to the Hollywood Boulevard Commercial and Entertainment District would be rehabilitated and restored; new development would be a maximum of 160 feet in building height, upon completion, the Project would include approximately 278,892 square feet of floor area, with a maximum FAR of up to 4.5 to 1. with parking in two subterranean levels, one at-grade level, and two above-grade levels for the properties located at 1624-1648 Wilcox Avenue and 6430-6440 Hollywood Boulevard, subject to Modified Conditions of Approval, as amended by Council District 13, attached to the Council file.
4. NOT PRESENT and ORDER FILED the draft Ordinance dated September 10, 2020.
5. 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.*

6. ADVISE the applicant that, pursuant to 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.
  
7. 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: Dave Twerdun, 6436 Hollywood Blvd., LLC and 1624 Wilcox Avenue, LP

Representative: Mark Armbruster, Armbruster Goldsmith and Delvac, LLP

Case No. CPC-2016-3176-VZC-HD-VCU-MCUP-SPR

Environmental No. ENV-2016-3177-EIR; SCH No. 2017051079

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.

**TIME LIMIT FILE - JANUARY 21, 2021**

**(LAST DAY FOR COUNCIL ACTION - JANUARY 21, 2021)**

Summary

At a special meeting held on November 12, 2020, the PLUM Committee considered a LACPC report and draft Ordinance relative to a Vesting Zone Change and Height District Change for the properties located at 1624-1648 Wilcox Avenue and 6430-6440 Hollywood Boulevard. Staff from the Department of City Planning provided an overview of the matter. The Applicant provided comments in support of the matter. A Representative from Council District 13 provided comments as well as offered an amendment for the Committee's consideration. After an opportunity for public comment, the Committee recommended to approve the Ordinance effectuating a Zone Change and Height District for the project located at 1624-1648 Wilcox Avenue and 6430-6440 Hollywood Boulevard, as amended. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<b><u>MEMBER</u></b>	<b><u>VOTE</u></b>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	ABSENT
CEDILLO:	YES
LEE:	ABSENT

LC 11/12/20

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**