

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ

CAROLINE CHOE
HELEN LEUNG

KAREN MACK
MARC MITCHELL

VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

August 3, 2020

Edgar Khalatian
Mayer Brown, LLP
350 S. Grand Avenue
Los Angeles, CA 90071

Deemed Complete – Case Nos. CPC-2020-1929-HD-VCU-MCUP-SPR-RDP-WDI, VTT-83088, and ENV-2020-1930-EIR

The Department of City Planning, Major Projects Section, has completed its review of the application materials for the proposed project located at 6450 W. Sunset Boulevard for the demolition of the existing on-site retail, office, and other commercial use buildings and the construction of a 15-story, 445,158 square-foot commercial building comprising 433,175 square-feet of office use; 12,141 square-feet of retail and restaurant uses; and, 61,449 square-feet of open space. The project will include 1,273 parking spaces located within three subterranean levels and four above-grade levels of an enclosed and ventilated onsite parking structure.

The requested entitlements filed include:

Case No. CPC-2020-1929-HD-VCU-MCUP-SPR-RDP-WDI,

1. Pursuant to LAMC Section 12.32-F, a **Height District Change** for the Property to change the Property's Height Districts No. 1XL and No.2D to No. 2;
2. Pursuant to LAMC Sections 12.24-T.3 and 12.24-U.14, a **Vesting Conditional Use Permit** for a "major" development project for the construction of 100,000 square feet or more of floor area in non-residential uses in the C2 and C4 zones;
3. Pursuant to LAMC Section 12.24-W.1, a **Master Conditional Use Permit** for the sale or dispensing of alcoholic beverages for on-site and off-site consumption for three restaurants;
4. Pursuant to LAMC Section 12.37, a **Waiver of Dedications and Improvements** of a five-foot dedication along the entire alley abutting the lot with APN 5546-014- 014 and a five-foot dedication along the alley abutting the lot with APN 5546-014- 017;
5. Pursuant to LAMC Section 16.05, a **Site Plan Review** for a development that results in an increase of 50,000 square feet or more of non-residential floor area or generates more than 1,000 average daily trips;

6. Pursuant to LAMC Section 11.5.14-D, a **Project Permit Compliance Review** with the Hollywood Redevelopment Plan;

Case No. VTT-83088

7. Pursuant to LAMC Section 17.15, **Vesting Tentative Tract Map No. 83088** to merge 2,275 square feet a portion of Wilcox Avenue into the Property and to merge and re-subdivide the Property to create two ground lots and 12 airspace lots.

Case No. ENV-2020-1930-EIR

8. An **Environmental Impact Report** for the purpose of determining environmental impacts pursuant to CEQA.

With the application and supplemental information provided, the Department of City Planning finds that the case file(s) contain sufficient information to satisfy the processing of the requested entitlements associated with the project. Please note that this determination has been made with the understanding that the Department of City Planning may request additional information, as necessary, to review and analyze the environmental effects of the proposed project in accordance with the California Environmental Quality Act, the Los Angeles Municipal Code, and other Departmental policies and plans, as appropriate.

Sincerely,

Bradley Furuya

Bradley Furuya
City Planning Associate
213-947-3642