

RESOLUTION NO. 18-5104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING THE GENERAL PLAN LAND USE MAP TO INCLUDE THE SOUTHERN PORTION OF THE PROJECT SITE IN THE SUNSET SPECIFIC PLAN IN CONJUNCTION WITH A PROPOSED MULTI-USE, OFFICE AND PRIVATE CLUB DEVELOPMENT LOCATED AT 8920 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA. (THE ARTS CLUB)

THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD HEREBY RESOLVES AS FOLLOWS:

SECTION 1. An application for Master Project (MP15-0046) including General Plan Amendment (GPA15-0002) Specific Plan (SP15-0002); Zoning Map Amendment (ZMA15-0002); Demolition Permit (DMP15-0033); Development Permit (DVP15-0046); Conditional Use Permit (CUP15-0003); Minor Conditional Use Permit (MCUP15-0018); and Administrative Permit (AP15-0039), was filed on December 22, 2015 by 8920 Sunset Boulevard, LLC for the redevelopment of a 20,241 square foot site with a nine-story multi-use commercial building to house The Arts Club, creative office space, and ground floor retail, restaurant with outdoor dining and live music, and art gallery uses. The application was deemed complete on February 23, 2016.

SECTION 2. Notice of the public hearing before the City Council was posted on the site for a period of at least 28 days beginning on July 24, 2018. Notices to surrounding property owners and residents as well as to Neighborhood Watch groups and interested parties including those who have previously commented on the project were mailed on August 9, 2018. The public hearing was noticed in the West Hollywood Independent and Beverly Press newspapers on August 9, 2018. Copies of the staff report and attachments have been on file at the West Hollywood City Hall and West Hollywood Library since August 15, 2018. The City Council properly reviewed and considered this matter at a public hearing on August 20, 2018.

SECTION 3. Pursuant to the California Environmental Quality Act (CEQA) (), the City circulated a Notice of Preparation of an Environmental Impact Report (EIR) for a period of 33 days from April 28, 2016 through May 31, 2016. A public scoping meeting was held on May 11, 2016. A Draft Environmental Impact Report (EIR) was prepared and a Notice of Availability of the Draft EIR was circulated for a period of 46 days from September 28, 2017 to November 13, 2017. The Final EIR was made public on May 25, 2018. All required notifications were provided pursuant to CEQA and all comment letters were incorporated into the Final EIR.

SECTION 4. In accordance with Section 19.78.060 of the West Hollywood Municipal Code, the City Council hereby finds that this amendment to the General Plan Land Use Map is consistent with the Goals, Objectives, and

Policies of the General Plan. The amendment is necessary to allow for consistent zoning over the project site and cohesive development of the property.

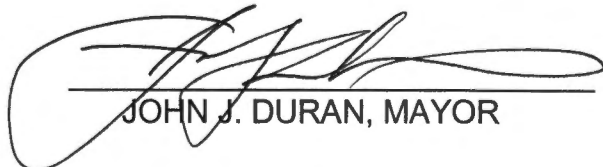
The uses that would be permitted on the site are established in the General Plan as desirable for the Sunset Strip, including restaurant and supper club associated with The Arts Club, a business with strong ties to the creative industries, street-fronting, pedestrian friendly retail uses on the ground floor, creative office, and a public art gallery.

The project balances the economic and land use goals of the City, offering creative uses in an iconic design. Inclusion of the southern portion of the property into the Sunset Specific Plan is consistent with land use patterns on the southern side of Sunset Boulevard. On the blocks immediately to the east and west of the project site, the Sunset Specific Plan land use designation extends farther south than the proposed extent for this site. Commercial uses on this portion of the site have been in place since at least 1988, when the current commercial parking area was constructed in conjunction with the existing commercial building. Therefore, the change of this portion of the site from R4 to SSP land use designation is consistent with and will not impede implementation of the objectives, and policies, of the General Plan.

SECTION 5. Based on the foregoing, the City Council hereby amends the General Plan Land Use Map (Figure 3-4 in Chapter 3-15) to incorporate the southern portion of the project site, as described in Attachment A, in the Sunset Specific Plan land use designation.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 4<sup>th</sup> day of September, 2018 by the following vote:

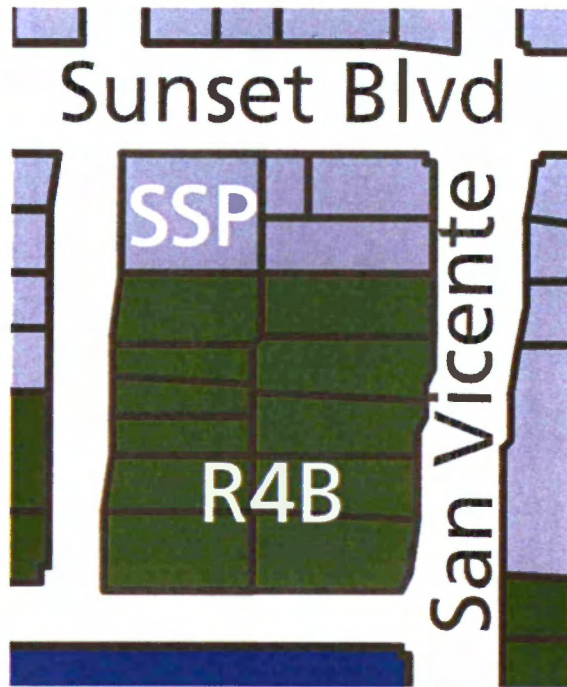
AYES:	Councilmember:	Horvath, Meister, Mayor Pro Tempore D'Amico, and Mayor Duran.
NOES:	Councilmember:	Heilman.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.

  
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JOHN J. DURAN, MAYOR

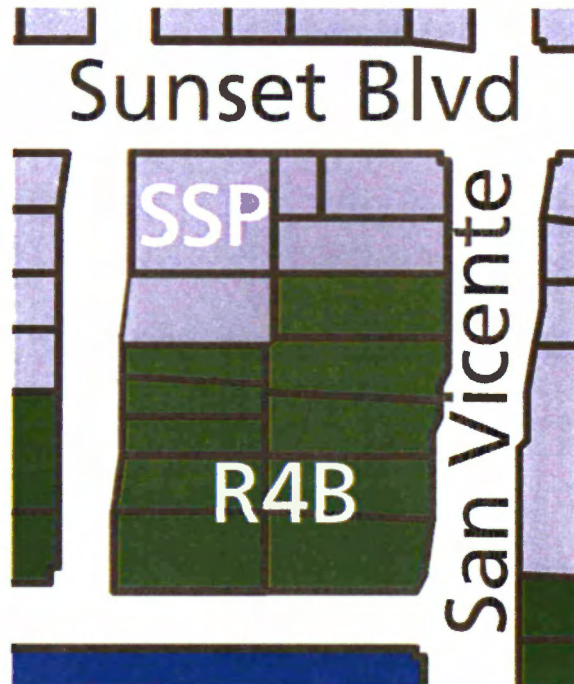
ATTEST:

  
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YVONNE QUARKER, CITY CLERK

# ATTACHMENT A



Existing General Plan Land Use Map



Amended General Plan Land Use Map