



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: Raising Cane's Sunset; ENV-2021-4711-MND

Project Location: 6726-6740 West Sunset Boulevard, 1434 North McCadden Place, Los Angeles, California, 90028

Project Description: Project consists of the demolition of an existing 15,974 square-foot commercial building, which was formerly occupied by a Rite-Aid pharmacy store and is currently vacant, and an accompanying surface parking lot for the construction, use, and maintenance of a new 3,468 square-foot one-story drive-through fast-food restaurant and surface parking lot. The restaurant will include 47 indoor seats and 83 outdoor seats and will feature two parallel drive-through lanes. The Project will provide 35 vehicle parking spaces. The subject property is located at the southwestern corner of Sunset Boulevard and McCadden Place and includes Assessor's Parcel Numbers (APNs) 554-702-2022, 554-702-2023, 554-702-2024, and 554-702-2025. The subject property is located within the Hollywood Community Plan area within the City of Los Angeles; the northern portion of the property is zoned C4-2D-SN and has a land use designation of Regional Center Commercial, while the southern portion of the property is zoned RD1.5-1XL and has a land use designation of Low Medium II Residential. The requested entitlements include: 1) a Variance from LAMC 12.09.1 to allow for a drive-through in a Residential Zone; 2) a Variance from LAMC 12.16 to permit an outdoor eating area in excess of 50 percent of the interior dining area in the C4 Zone; 3) a Variance from 12.21.C.5(h) to permit access and accessory parking from a more restrictive zone to a less restrictive zone; 4) a Conditional Use Permit to allow the construction, use, and maintenance of a drive-through fast-food establishment in the C4 Zone adjoining a residential zone; 5) a Conditional Use Permit to allow deviations from Commercial Corner development standards including less than 50 percent window transparency for exterior walls and doors of a ground floor containing non-residential uses that front adjacent streets; and 6) any grading, building, and sign permits, as well as any other permit or approval required by an agency with jurisdiction over the project.

Schedule: The City of Los Angeles will receive comments on the Mitigated Negative Declaration beginning August 18, 2022 and ending September 7, 2022. The City of Los Angeles, as lead agency, will make a determination on the project following a public hearing, to be scheduled.

Copies of the mitigated negative declaration and all documents referenced in the proposed mitigated negative declaration are available for review during the lead agency's normal business hours at: City of Los Angeles Planning Dept., 200 N. Spring St., Room 763, Los Angeles, CA 90012.

Signature:  _____ Date: August 12, 2022