

CITY OF LOS ANGELES

CALIFORNIA

HOLLY L. WOLCOTT
City Clerk

GREGORY R. ALLISON
Executive Officer

When making inquiries relative to
this matter, please refer to the
Council File No.



ERIC GARCETTI
MAYOR

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

SHANNON HOPPE
Division Manager

clerk.lacity.org

February 27, 2015

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 15-0025, at its meeting held February 24, 2015.



City Clerk
wrq

TIME LIMIT FILES
ORDINANCES

OF Mayor's Time Stamp
RECEIVED
2015 FEB 25 AM 11:31
CITY OF LOS ANGELES

City Clerk's Time Stamp
CITY CLERK'S OFFICE
2015 FEB 25 AM 11:30
CITY CLERK
BY _____ DEPUTY

COUNCIL FILE NUMBER 15-0025 COUNCIL DISTRICT 1

COUNCIL APPROVAL DATE February 24, 2015 LAST DAY FOR MAYOR TO ACT MAR 09 2015

ORDINANCE TYPE: Ord of Intent Zoning Personnel General

Improvement LAMC LAAC CU or Var Appeals - CPC No. _____

SUBJECT MATTER: GENERAL PLAN AMENDMENT, ZONE AND HEIGHT DISTRICT CHANGE FOR PROPERTIES AT 1700, 1710 WEST OLYMPIC BOULEVARD AND 1001, 1003, 1005, 1007, 1015, 1019, 1023 AND 1029 SOUTH BEACON AVENUE

| | APPROVED | DISAPPROVED | BY | RECEIVED |
|-----------------------------|----------|-------------|----------------------|--|
| PLANNING COMMISSION | <u>X</u> | _____ | CITY CLERK DEPUTY | 2015 FEB 26 PM 3:48 CITY CLERK'S OFFICE |
| DIRECTOR OF PLANNING | <u>X</u> | _____ | | |
| CITY ATTORNEY | _____ | _____ | | |
| CITY ADMINISTRATIVE OFFICER | _____ | _____ | | |
| OTHER | _____ | _____ | | |

FEB 26 2015

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO _____
(*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b)(c))

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR FEB 26 2015 ORDINANCE NO. 183450

DATE PUBLISHED _____ DATE POSTED FEB 27 2015 EFFECTIVE DATE APR - 8 2015

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: YES NO

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, zone and height district change for properties at 1700, 1710 West Olympic Boulevard and 1001, 1003, 1005, 1007, 1015, 1019, 1023 and 1029 South Beacon Avenue.

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

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 15-0025 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2013-3835-MND] filed on May 30, 2014.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION, as recommended by the Mayor and the Director of Planning on behalf of the LACPC, APPROVING the proposed General Plan Amendment to the Westlake Community Plan from Medium Residential (for property at 1011, 1015, 1019, 1023, 1029 South Beacon Avenue) and Highway Oriented Commercial (for property at 1700, 1710 West Olympic Boulevard and 1001, 1003, 1005, 1007 South Beacon Avenue) to Community Commercial land use designation.
4. PRESENT and ADOPT the accompanying ORDINANCE dated February 3, 2015, approved by the Director of Planning, effecting a zone and height district change from C4-1 (for property at 1700, 1710 West Olympic Boulevard and 1001, 1003, 1005 and 1007 South Beacon Avenue) and R3-1 (for property at 1011, 1015, 1019, 1023 and 1029 South Beacon Avenue) to (T)(Q)C4-2D, subject to modified Conditions of Approval, for the proposed construction of a 149 guest room hotel with 8,600 square feet of restaurant, cafe, and banquet space, located at 1700, 1710 West Olympic and 1001, 1003, 1005, 1007, 1011, 1015, 1019, 1023, 1029 South Beacon Avenue.
5. NOT PRESENT and ORDER FILED the Ordinance dated November 13, 2014.
6. REMOVE (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
7. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
8. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.
9. ADVISE pursuant to California 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.

10. 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: Young Sam Chung, CK Hospitality
Representative: Bill Christopher, Urban Concepts

Case No. CPC-2013-3834-GPA-ZC-HD-CU-CUB-SPR

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 - MARCH 23, 2015

(LAST DAY FOR COUNCIL ACTION - MARCH 20, 2015)

Summary:

At the public hearing held on February 10, 2015 (continued from January 27, 2015 and February 3, 2015), the Planning and Land Use Management Committee considered a General Plan Amendment, zone and height district change request for property located at properties at 1700, 1710 West Olympic Boulevard and 1001, 1003, 1005, 1007, 1015, 1019, 1023 and 1029 South Beacon Avenue. At the February 3, 2015 meeting, Council District One requested an amendment to the Conditions of Approval.

After an opportunity for public comment, the Committee recommended that Council approve the amendment requested by Council District One as well as the recommendations contained in the reports from the Mayor, Director of Planning, and the LACPC relative to a General Plan Amendment, zone and height district change for properties at 1700, 1710 West Olympic Boulevard and 1001, 1003, 1005, 1007, 1015, 1019, 1023 and 1029 South Beacon Avenue. This matter is now submitted to Council for its consideration.

As indicated in Recommendation No. 8 and pursuant to Section 12.32-J of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

. . . whenever property remains in a "Q" Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such 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."

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

| <u>MEMBER</u> | <u>VOTE</u> |
|---------------|-------------|
| HUIZAR: | ABSENT |
| CEDILLO: | YES |
| ENGLANDER: | YES |

EA/SG
15-0025_rpt_plum_2-3-15

-NOT OFFICIAL UNTIL COUNCIL ACTS-

A handwritten signature in blue ink, appearing to be 'A. Eng', written in a cursive style.

ADOPTED

FEB 24 2015

LOS ANGELES CITY COUNCIL

RESOLUTION

WHEREAS, the subject property is located within the area covered by the Westlake Community Plan adopted by the City Council on March 21, 1989; and

WHEREAS, the City Planning Commission recommended a General Plan Amendment to the Westlake Community Plan from Highway Oriented Commercial and Medium Residential to Community Commercial Land Use Designations for the subject property;

WHEREAS, the approved project is for the demolition of an existing church structure and associated surface parking lot and the construction of a 149 guest room hotel with 8,600 square feet of restaurant, café and banquet space;

WHEREAS, the City Planning Commission at its meeting of November 13, 2014 approved the General Plan Amendment and recommended adoption by the City Council of a General Plan Amendment over the subject property; and

WHEREAS, the City Planning Commission approved the requested Zone Change / Height District Change from C4-1 (1700, 1710 West Olympic Boulevard, and 1001, 1003, 1005, 1007 South Beacon Avenue) and R3-1 (1011, 1015, 1019, 1023, 1029 South Beacon Avenue) to (T)(Q)C4-2D;

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Westlake Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the Community Commercial and the T)(Q)C4-2D Zone Change will allow the project as described above which is consistent with the Plan and Zone; and

WHEREAS, the subject proposal has prepared a Mitigated Negative Declaration (ENV-2013-3835-MND) in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

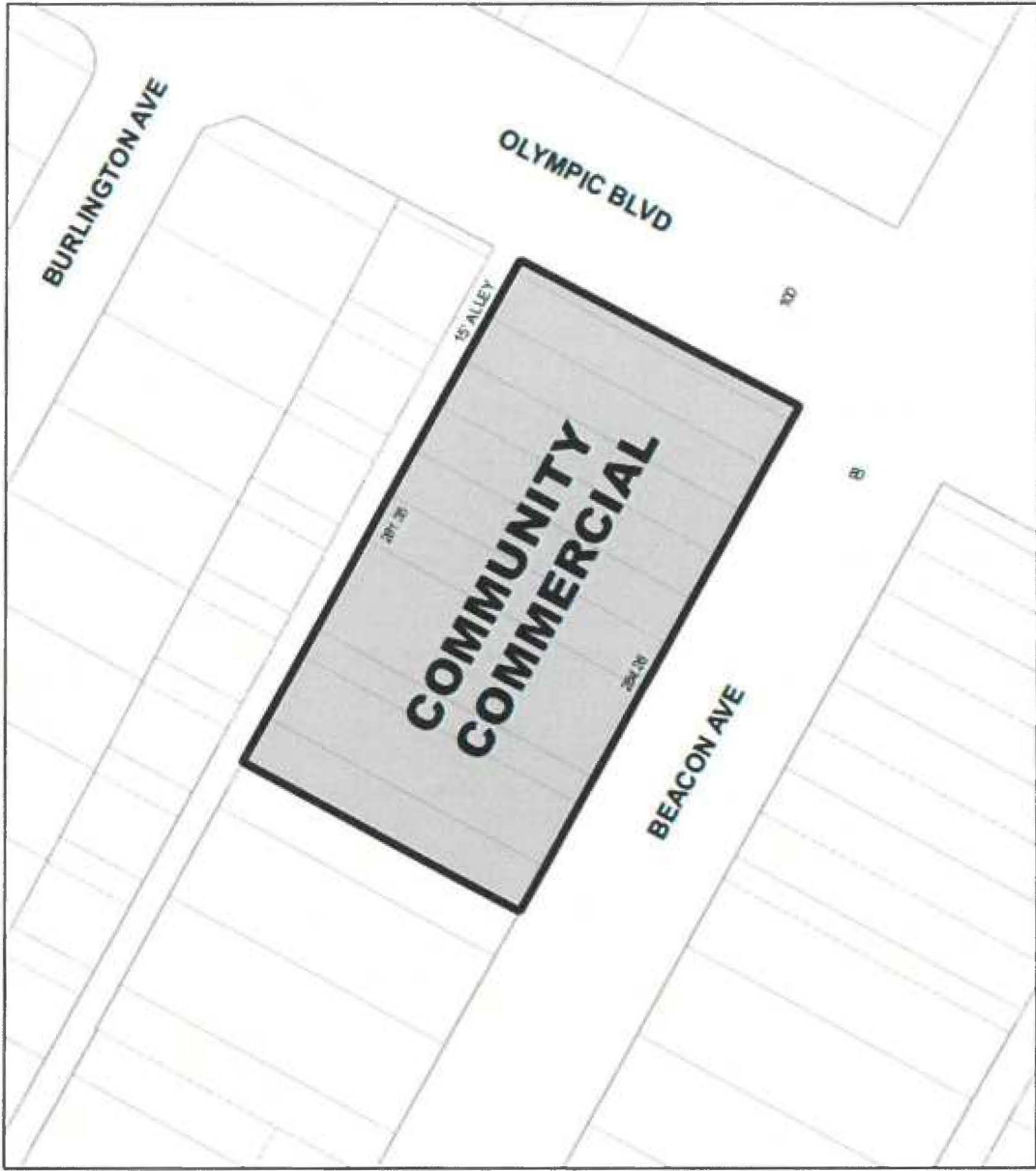
NOW, THEREFORE, BE IT RESOLVED that the Westlake Community Plan be amended as shown on the attached General Plan Amendment map.

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF FEB 24 2015
BY A MAJORITY OF ALL ITS MEMBERS.



HOLLY L. WOLCOTT
CITY CLERK

BY _____
DEPUTY



DATA SOURCES: DEPARTMENT OF CITY PLANNING DEPARTMENT A BUREAU OF ENGINEERING



C.M. 129 B 203, 130-5 A 203
 CPC 2013-3834 GPA ZC HD CU CUB SPR
 LH/ 111914

