

2/24/15

File No. 15-0025

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
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-NOT OFFICIAL UNTIL COUNCIL ACTS-

A handwritten signature in blue ink, appearing to be "A. E. ...", is written below the official notice.