



PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2014-3706-VZC-HD-ZA-SPR	ENV-2014-3707-MND	13 – O'FARRELL
PROJECT ADDRESS:		
1523 - 1541 N. WILCOX AVENUE		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
1541 WILCOX HOTEL, LLC 555 S. FLOWER LOS ANGELES, CA 90071 MICHAEL GONZALEZ		mgonzales@gonzaleslawgroup.com
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<i>CORRECTED TRANSMITTAL**:</i> SEE APPELLANT INFORMATION BELOW		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
OLIVER NETBURN	213-978-1382	oliver.netburn@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>The project involves the demolition of a one-story, 14,208 square-foot warehouse and the construction, use and maintenance of a 11-story, 124-foot, 6-inch (124'-6") tall, 109,470 square-foot, hotel with 200 rooms, 29 bicycle parking spaces and a subterranean garage with four levels for 144 automobile parking spaces. The hotel includes a lobby bar, a ground floor restaurant, meeting rooms and a rooftop pool, fitness/spa and restaurant.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

1. **Approved** a **Vesting Zone** and **Height District Change** from C4-2D to **(T)(Q)C4-2D** with a "D" Limitation to allow a maximum FAR of up to 5.5 to 1 (5.5:1 FAR).
2. **Approved** a **Zoning Administrator's Adjustment** to permit zero-foot side yard setbacks in lieu of the 14 feet required by Section 12.11-C,2 of the L.A.M.C..
3. **Approved** a **Site Plan Review** for a development project which creates, or results in an increase of, 50 or more guest rooms.
4. **Adopted** the attached modified **Conditions of Approval**.
5. **Adopted** the attached **Findings**.
6. **Adopted** Mitigated Negative Declaration No. **ENV-2014-3707-MND** for the above-referenced project.
7. **Adopted** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2014-3707-MND.
8. **Advised** the applicant that, 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.
9. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Recommendations to City Council:

1. **Recommend** the City Council **adopt** a **Vesting Zone** and **Height District Change** from C4-2D to **(T)(Q)C4-2D** with a "D" Limitation to allow a maximum FAR of up to 5.5 to 1 (5.5:1 FAR).
2. **Recommend** the City Council **adopt** Mitigated Negative Declaration No. **ENV-2014-3707-MND** for the above-referenced project and the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2014-3707-MND.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

VZC-HD-ZAA-SPR

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

VZC-HD-ZAA-SPR

TOTAL OF 3 APPEALS:

FRAN OFFENHAUSER
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DAVID CARRERA **
6530 LELAND WAY
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STEPHEN NOURMAND **
SUNSET LANDMARK INVESTMENT, LLC
6525 SUNSET BLVD. #100
LOS ANGELES, CA 90028
323-460-6360
snourmand@nourmand.com

REPRESENTATIVE FOR S. NOURMAND:
JAYESH PATEL, PUMILIA, PATEL & ADAMEC, LLP
jpatel@pumilia.com

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

FISCAL IMPACT STATEMENT:

Yes

No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

September 10, 2015

COMMISSION VOTE:

7 - 0

LAST DAY TO APPEAL:

November 3, 2015

APPEALED:

Yes

TRANSMITTED BY:

James K. Williams



TRANSMITTAL DATE:

DEC 09 2015