

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION AND ORDINANCES FIRST CONSIDERATION relative to a General Plan Amendment, Zone Change and Building Line Removal for properties located at 4110 West 3rd Street, 300 and 308 South Harvard Avenue, 4120 West 3rd Street and 301 South Kingsley Drive.

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. 16-0158 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-2015-2031-MND] filed on August 31, 2015.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council and ADOPT the Mitigation Monitoring and Reporting Program.
3. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
4. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the LACPC APPROVING the proposed General Plan Amendment to the Wilshire Community Plan to re-designate the land use of the project site and add areas from Neighborhood Office Commercial and High Medium Residential to Regional Commercial.
5. PRESENT and ADOPT the accompanying ORDINANCES dated November 19, 2015 to effect a Zone Change from C2-1 and R3-1 to (T)(Q)R5-1, and a Building Line Removal of the existing 15-foot building line located on the eastern side of Harvard Boulevard, for the demolition of existing structures and the construction, use and maintenance of a six-story hotel with 171 guest rooms, 2,800 square feet of ground floor commercial space, two levels of subterranean parking with 103 automobile parking spaces and 26 bicycle parking spaces, including an incidental sundry store with 24-hour operations daily, a restaurant with 70 interior seats and 20 exterior seats with proposed hours of operations from 7:00 a.m. to 1:30 a.m., of the ground commercial space, and exporting 19,000 cubic yards of dirt, for the properties located at 4110 West 3rd Street, 300 and 308 South Harvard Avenue, 4120 West 3rd Street and 301 South Kingsley Drive, subject to Conditions of Approval.
6. REMOVE the (T) Tentative classification as approved by the PLUM Committee on March 1, 2016 and 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 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.
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: 4110 West 3rd Street, LLC

Representative: Jonathan Lonner, Burns and Bouchard, Incorporated

Case No. CPC-2015-2030-GPA-ZC-BL-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 - APRIL 25, 2016

(LAST DAY FOR COUNCIL ACTION - APRIL 22, 2016)

Summary:

At a regular meeting held on March 1, 2016, the PLUM Committee considered a General Plan Amendment, Zone Change and a Building Line Removal for the properties located at 4110 West 3rd Street, 300 and 308 South Harvard Avenue, 4120 West 3rd Street and 301 South Kingsley Drive. Representative from the Department of City Planning provided background information and presented revised (T) Conditions to the Committee. After an opportunity for public comment, the Committee recommended that Council approve the General Plan Amendment, Zone Change and Building Line Removal with the revised (T) Conditions. This matter is now submitted to the 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	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	YES
FUENTES	ABSENT

SD
16-0158_rpt_plum_3-1-16

-NOT OFFICIAL UNTIL COUNCIL ACTS-