

**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE**

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2015-2030-GPA-ZC-BL-CU-CUB-S PR	ENV-2015-2031-MND	10 - Wesson
<b>PROJECT ADDRESS:</b>		
<b>4110 West 3<sup>rd</sup> Street</b> (300, 308 South Harvard Boulevard, 4120 West 3 <sup>rd</sup> Street, 301 South Kingsley Drive) Add Areas: 4000 - 4020, 4048 - 4056, & 4070 West 3 <sup>rd</sup> Street, and 311 South Normandie Avenue		
<b>APPLICANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
4110 W. 3rd Street, LLC 4110 W. 3 <sup>rd</sup> Street Los Angeles, CA 90020 Jonathan Lonner, Burns & Bouchard, Inc	310-802-4261	jlonner@burnsbouchard.com
<input type="checkbox"/> <b>New/Changed</b>		
<b>APPELLANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A		
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
May Sirinopwongsagon	213-978-1372	may.sirinopwongsagon@lacity.org
<b>APPROVED PROJECT DESCRIPTION:</b>		
<p>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, and two levels of subterranean parking with 103 automobile parking spaces and 26 bicycle parking spaces. The hotel will have an incidental "sundry" store with 24 hour operations daily. The ground floor commercial space is proposed as 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. daily. The project proposes to export 19,000 cubic yards of dirt.</p>		

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

1) Approve a General Plan Amendment to the Wilshire Community Plan to re-designate the land use of the Project Site and Add Areas from Neighborhood Office and Commercial and High Medium Residential to Regional Commercial; 2) Approve and Recommend that the City Council adopt a Zone Change on the project site from C2-1 and R3-1 to (T)(Q)R5-1, consistent with the proposed General Plan Amendment; 3) Approve and Recommend that the City Council adopt a Building Line Removal of the existing 15-foot building line located on the eastern side of Harvard Boulevard on the project site established by Ordinance No. 114,147; 4) Approve a Conditional Use to permit the construction, use, and maintenance of a hotel located within 500 feet of the any A or R zone with a maximum Floor Area Ratio of 3.4:1 and reduced front, side, and rear yards of 0 feet in lieu of the required 15-foot front yard, 9-foot side yard, and 18-foot rear yard pursuant to L.A.M.C. Section 12.12-C; 5) Approve a Conditional Use to permit a commercial use on the project site in the proposed R5 Zone and Regional Commercial; 6) Approve a Conditional Use to permit a) the on- and off-site sales of a full line of alcoholic beverages for an incidental "sundry" store located within the hotel for consumption on the premise; b) on-site sales of beer and wine for on-site consumption in conjunction with the operations of a proposed bona fide restaurant on the project site; 7) Approve the Site Plan Review for a project that exceeds 50 guest rooms; 8) Adopt the attached Findings; 9) Adopt the Mitigated Negative Declaration No. ENV-2015-2031-MND for the above-referenced project; 10) Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-2031-MND; 11) Recommend that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative Classification are specified in L.A.M.C. Section 12.32.G. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated on the attached page. 12) 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; and 13) Advise 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.

**ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:**

General Plan Amendment, Zone Change, and Building Line Removal

**FINAL ENTITLEMENTS NOT ADVANCING:**

Conditional Uses and Site Plan Review

**ITEMS APPEALED:**

No

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 checked="" type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input checked="" 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:**

November 19, 2015

**COMMISSION VOTE:**

7 - 0

**LAST DAY TO APPEAL:**

January 25, 2016

**APPEALED:**

No

**TRANSMITTED BY:**

James K. Williams



**TRANSMITTAL DATE:**

FEB 03 2016



# LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801  
(213) 978-1300; <http://planning.lacity.org/>

## LETTER OF DETERMINATION

Mailing Date: JAN 08 2016

**CASE NO.:**  
**CPC-2015-2030-GPA-ZC-BL-CU-CUB-SPR**  
**CEQA:** ENV-2015-2031-MND

**Location:** 4110 W. 3<sup>rd</sup> Street,  
300, 308 S. Harvard Avenue,  
4120 W. 3<sup>rd</sup> Street, 301 S. Kingsley Drive  
**Council District:** 10 – Wesson  
**Plan Area:** Wilshire  
**Request:** General Plan Amendment, Zone  
Change, Building Line Removal, Conditional  
Use, Conditional Use Beverage, Site Plan  
Review

**Applicant:** 4110 W. 3<sup>rd</sup> Street, LLC  
**Representative:** Jonathan Lonner, Burns & Bouchard, Inc.

**At its meeting of November 19, 2015, the Los Angeles City Planning Commission took the following action:**

1. **Approved** a **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**.
2. **Approved** a **Zone Change** on the project site from C2-1 and R3-1 to **(T)(Q)R5-1**, consistent with the proposed General Plan Amendment.
3. **Approved** a **Building Line Removal** of the existing 15-foot building line located on the eastern side of Harvard Boulevard on the project site established by Ordinance No. 114,147.
4. **Approved** a **Conditional Use** to permit the construction, use, and maintenance of a hotel located within 500 feet of the any A or R zone with a maximum Floor Area Ratio of 3.4:1 and reduced front, side, and rear yards of 0 feet in lieu of the required 15-foot front yard, 9-foot side yard, and 18-foot rear yard pursuant to L.A.M.C. Section 12.12-C.
5. **Approved** a **Conditional Use** to permit a commercial use on the project site in the proposed R5 Zone and Regional Commercial.
6. **Approved** a **Conditional Use** to permit a) the on- and off-site sales of **a full line of alcoholic beverages** for an incidental "sundry" store located within the hotel for consumption on the premise; b) **on-site sales of beer and wine** for on-site consumption in conjunction with the operations of a proposed bona fide restaurant on the project site.
7. **Approved** the **Site Plan Review** for a project that exceeds 50 guest rooms.
8. **Adopted** the attached **Conditions of Approval**.
9. **Adopted** the attached **Findings**.
10. **Adopted** the Mitigated Negative Declaration No. **ENV-2015-2031-MND**.
11. **Adopted** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-2031-MND.
12. **Advised** the applicant that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative Classification are specified in L.A.M.C. Section 12.32.G. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated.

- 13. **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.
- 14. **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.

**RECOMMENDATION TO CITY COUNCIL:**

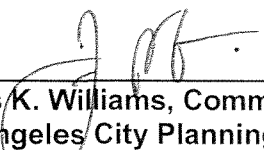
- 1. **Recommend** that the City Council **adopt** a **General Plan Amendment** to the Wilshire Community Plan to re-designate the land use of the Project Site and Add Areas from Neighborhood Office Commercial and High Medium Residential to **Regional Commercial**.
- 2. **Recommend** that the City Council **adopt** a **Zone Change** on the project site from C2-1 and R3-1 to **(T)(Q)R5-1**, consistent with the proposed General Plan Amendment.
- 3. **Recommend** that the City Council **adopt** a **Building Line Removal** of the existing 15-foot building line located on the eastern side of Harvard Boulevard on the project site established by Ordinance No. 114,147.
- 4. **Recommend** that the City Council **adopt** Mitigated Negative Declaration No. **ENV-2015-2031-MND**.
- 5. **Recommend** that the City Council **adopt** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-2031-MND.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**This action was taken by the following vote:**

**Moved:** Perlman  
**Seconded:** Ambroz  
**Ayes:** Ahn, Choe, Katz, Millman, Dake-Wilson  
**Absent:** Mack  
**Vacant:** One

**Vote:** 7 - 0




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**James K. Williams, Commission Executive Assistant II**  
**Los Angeles City Planning Commission**

Effective Date/Appeals: The City Planning Commission's determination regarding the General Plan Amendment, Zone Change and Building Line Removal is not appealable. Any aggrieved party may appeal the remaining entitlements within 15-days after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the City Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

FINAL APPEAL DATE: JAN 25 2016

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Conditions of Approval, Findings, Maps, Ordinance, Resolution  
City Planner: May Sirinopwongsagon

## CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedications and Improvements. Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional, and Federal government agencies as may be necessary).

### Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Bureau of Engineering. Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

#### a. Street Dedications:

**3<sup>rd</sup> Street** (Avenue II) – A 3-foot wide strip of land along the property frontage to complete a 43-foot wide half right-of-way in accordance with Avenue II standards of Mobility Plan 2035, together with 20-foot radius property line returns at the intersections with Kingsley Drive and Harvard Boulevard.

**Kingsley Drive** (Collector) – None

**Harvard Boulevard** (Local Street – Standard) - None

#### b. Street Improvements:

**3<sup>rd</sup> Street** – Construct additional concrete sidewalk in the newly dedicated area to provide a 10-foot full width concrete sidewalk. Repair all broken, off-grade, or bad order concrete curb and gutter. Close all unused driveways with full height curb, gutter and sidewalk. Repair or replace other existing public improvements that may get damaged during construction of the proposed project. These improvements should suitably transition to join the existing improvements.

**Kingsley Drive** – Repair all broken, off-grade or bad order concrete curb, gutter, and sidewalk. Close all unused driveways with full height curb, 2-foot gutter, and sidewalk. Upgrade all driveways and the access ramp at the corner with 3<sup>rd</sup> Street to comply with

ADA requirements. These improvements should suitably transition to join the existing improvements.

**Harvard Boulevard** - Repair all broken, off-grade, or bad order concrete curb, gutter, and sidewalk. Close all unused driveways with full height curb, 2-foot gutter and sidewalk. Upgrade all driveways and access ramp at the corner with 3<sup>rd</sup> Street to comply with ADA requirements. These improvements should suitably transition to join the existing improvements.

Install tree wells with root barriers, plant street trees, and trim existing tree roots satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Department of Transportation may have additional requirements offsite for dedication and improvements.

- c. Roof drainage and surface run-off from the project shall be collected and treated at the site and directed to the streets via drain systems constructed under the sidewalk and through the curb drains or connections to the catch basins.
- d. Sewers exist in Kingsley Drive and Harvard Boulevard. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
- e. An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering (213) 482-7050.
- f. Submit shoring and lateral support plans to the Bureau of Engineering Central District Office Excavation Counter for review and approval prior to excavating adjacent to the right-of-way (213) 482-7050.
- g. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
- h. Street Lighting: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocated upgrade street lights; three (3) on 3<sup>rd</sup> St. and one (1) on Kingsley Dr.
- i. Urban Forestry – Street Trees: The developer shall plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. The actual number and location of new trees shall be determined at the time of tree planting. The contractor shall notify the Urban Forestry Division at 213-847-3077 five working days prior to constructing the side walk for marking of the tree locations and species.

Note: Removal of parkway trees or Protected Trees requires the Board of Public Works' approval. Contact Urban Forestry Division at 213-847-3077 for tree removal permit information

3. Department of Transportation. Suitable arrangements shall be made with the Department of Transportation to assure that a parking area and driveway plan be submitted to the

Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3. For an appointment, call (213) 482-7024.

4. Department of Building and Safety, Grading Division. Suitable arrangements shall be made to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated February 18, Log No. 87233 and Addendum dated June 2, 2015, Log No. 88584.
5. Fire Department. Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.) as required herein, are completed to the satisfaction of the City Engineer.



## **(Q) QUALIFIED CONDITIONS**

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

1. **Site Plan.** The use and development of the subject property shall be limited to a hotel with a maximum of 171 guest rooms and a 2,800 square foot restaurant in substantial conformance with the site plan and renderings labeled Exhibit "A". Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.