

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Specific Plan Amendment to the Central City West Specific Plan (CCWSP), for the property located at 285 Lucas Avenue.

Recommendation for Council action:

REQUEST the City Attorney to prepare and present an Ordinance for the Specific Plan Amendment to the CCWSP, established in Ordinance 166703 and amended by Ordinance 180983, establishing parking requirements for hotel uses within the CCWSP area, and to change the Specific Plan zoning of the subject property from RC4(CW) to RC5(CW), for the demolition of an existing two-story, 10-room motel with one manager unit, and the construction, use and maintenance of a new five-story 28-room hotel with one manager unit, 168 square foot ground floor retail space, and a surface parking lot containing 12 vehicle parking spaces, with the building 57 feet in height, with a floor area totaling 12,579 square feet on a lot that is 8,942.5 square feet in size, resulting in a 1.41 Floor Area Ratio, for the property located at 285 Lucas Avenue.

Applicant: JV and NR Patel 1985 Revocable Trust

Representative: Elizabeth Peterson Group, Inc.

Case No. CPC-2015-851-SP-SPE-ZAA-SPP

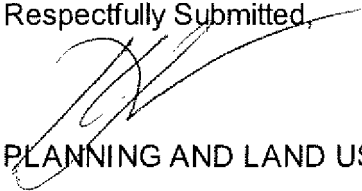
Fiscal Impact Statement: The Los Angeles City Planning Commission reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on February 21, 2017, the PLUM Committee considered a propose Ordinance for the Specific Plan Amendment to the CCWSP for the property at 285 Lucas Avenue. After an opportunity for public comment, the Committee recommended, on consent, to approve the Findings and for the City Attorney to prepare the Ordinance. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	ABSENT
ENGLANDER	YES
PRICE	YES