

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Zone Change and Height District Change for the property located at 1715-1721 North Wilcox Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in MND No. ENV-2016-2264-MND; and pursuant to California Environment Quality Act (CEQA) Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, negative declaration, nor addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Lauren Elle Farmer (Representative: Gideon Kracov, Law Office of Gideon Kracov), and THEREBY SUSTAIN the decision of the LACPC in approving Conditional Use Permits to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the hotel rooms (mini bars) and restaurant uses and to allow commercial uses in the R5 Zone when located outside of the Central City Community Plan Area, a Zoning Administrator's Adjustment, to permit a zero-foot southerly side yard setback (above the ground floor) in lieu of the otherwise required 10-foot side yard setback, a Waiver of Dedication and Improvements of the five-foot dedication requirement along the eastern frontage of the property, a Site Plan Review for a development project which creates or results in an increase of 50 or more rooms, and corresponding environmental clearance, for the construction, use and maintenance of a seven-story, 88 feet six inches in height, 133-room hotel with 3,580 square feet of restaurant uses at the ground floor and rooftop levels, including 103 automobile parking spaces within one at-grade and two subterranean parking levels, for the properties located at 1715-1721 North Wilcox Avenue, subject to Conditions of Approval, inasmuch as the appeal was withdrawn.
4. INSTRUCT the Department of City Planning to prepare and present an Ordinance effectuating a Vesting Zone Change and Height District Change from C4-2D-SN to (T)(Q)C2-2D-SN, including modifications to the Conditions of Approval as approved by the PLUM Committee on October 24, 2017.
5. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for

one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q 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.

6. ADVISE the applicant that, pursuant to 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.
7. 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.
8. NOT PRESENT and ORDER FILED the Ordinance dated June 8, 2017.

Applicant: Adolfo Suaya

Representative: Michael Gonzalez, Gonzalez Law Group

Case No. CPC-2016-2263-VZC-HD-CUB-CU-ZAA-WDI-SPR

CEQA No. ENV-2016-2264-MND

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 - NOVEMBER 16, 2017

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 8, 2017)

Summary:

At a regular meeting held on October 24, 2017, the PLUM Committee considered a Vesting Zone Change and Height District Change, and appeal, for the property located at 1715-1721 North Wilcox Avenue. A representative from Council District 13 provided comments on the project and proposed modifications to the Conditions of Approval. After an opportunity for public comment, the Committee recommended to deny the appeal inasmuch as the appeal was withdrawn, and approve the Vesting Zone Change and Height District Change for the project with the proposed modifications. 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	ABSENT
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-