

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and RESOLUTION relative to a General Plan Amendment (GPA) and appeals for the property located at 1900, 1908, 1914, 1920, 1926, 1928, 1930, 1932, and 1936 West Wilshire Boulevard, 657, 659, 661,665, 667, 669, and 671 South Bonnie Brae Street, and 654, 658, 660, and 668 South Westlake 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-2016-3144-MND, adopted on March 3, 2017 (under VTT-74297) with mitigation measures and the MMP prepared for the MND, and pursuant to California Environmental Quality Act 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. **ADOPT** the accompanying **RESOLUTION** as recommended by the Mayor and the LACPC, **APPROVING** the GPA to amend the Westlake Community Plan to re-designate the parcels located at 660, 668 South Westlake Avenue and 665, 667, 669, 671 South Bonnie Brae Street from a Community Commercial to Regional Center Commercial land use designation, and remove the applicability of Footnote No. Two for the subject property.
4. **RESOLVE TO DENY THE APPEALS** filed by Jose Felix Cabrera on behalf of Coalition for an Equitable Westlake-Macarthur Park and Luis Cabrales on behalf of Inquilinos Unidos (Representative: Claudia Medina, Eviction Defense Network), and **THEREBY SUSTAIN** the determination of the LACPC in approving a Conditional Use to permit the on-site and off-site sales and consumption of a full line of alcoholic beverages, a Density Bonus to permit two On-Menu Incentives for a project totaling 478 dwelling units, reserving 11 percent of its base density for Very-Low Income household occupancy for a period of 55 years, a Site Plan Review for the construction, use, and maintenance of a project containing 50 or more residential dwelling units, and its corresponding environmental clearance, for the conversion of an existing 14-story medical office building into a 220-room hotel, the construction of a new five-story, approximately 70,000 square foot, multicultural and performing arts center, and the construction of a 41-story apartment tower containing 478 dwelling units, providing up to 933 parking spaces, for the property located at 1900, 1908, 1914, 1920, 1926, 1928, 1930, 1932, and 1936 West Wilshire Boulevard, 657, 659, 661,665, 667, 669, and 671 South Bonnie Brae Street, and 654, 658, 660, and 668

South Westlake Avenue, subject to Conditions of Approval.

5. INSTRUCT the Department of City Planning (DCP) to update the General Plan and appropriate maps pursuant to this action.
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.

Applicant: Adrian Jayasinghe, Walter and Aesha Jayasinghe Family Trust

Representative: Francis Park, Park and Velayos, LLP

Case No. CPC-2016-3142-GPA-VCU-CUB-DB-SPR

Environmental No. ENV-2016-3144-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 - FEBRUARY 5, 2018

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 2, 2018)

Summary:

At a regular meeting held on January 16, 2018, the PLUM Committee considered a GPA and appeals for the property located at 1900, 1908, 1914, 1920, 1926, 1928, 1930, 1932, and 1936 West Wilshire Boulevard, 657, 659, 661, 665, 667, 669, and 671 South Bonnie Brae Street, and 654, 658, 660, and 668 South Westlake Avenue. Staff from the DCP provided background information on the project. The Appellant, Representative for the Appellant, and Representative for the Applicant provided comments in support of and opposing the appeals. Councilmember Cedillo provided additional comments in support of the project. After an opportunity for public comment, the Committee recommended to approve the GPA for the project and deny the appeals. 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 |
| ENGLANDER | YES |
| BLUMENFIELD | YES |
| PRICE | YES |

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-