

RESOLUTION

WHEREAS, the City initiated a Plan Amendment to change the land use designation of the property located at 601 W. Pico Boulevard from High Density Residential to Regional Commercial, within the Central City Community Plan; and

WHEREAS, the City Planning Commission approved the City-initiated Plan Amendment request and recommended adoption by City Council of the Plan Amendment, as well as corresponding modification to Footnote 3 of the Central City Community Plan to allow for an FAR of 10:1 pursuant to the Zone Change ordinance for the entire Project Site (1240-1260 S. Figueroa Street & 601 W. Pico Boulevard); and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment and Footnote modification is consistent with the intent and purpose of the Central City Community Plan to designate land uses in an orderly and unified manner; and

WHEREAS, the subject request would provide for a more logical and uniform pattern of planned land use development that is compatible with surrounding land use designations of the General Plan; and

WHEREAS, the Plan Amendment, Footnote modification, and the Zone Change to (T)(Q)C2-4D-O-SN for the subject property will allow for the construction of a mixed-use development with up to 1,153 guest rooms and 13,145 square feet of ground-floor retail/restaurant uses within two hotel towers, consistent with the Community Plan and zoning of surrounding uses; and

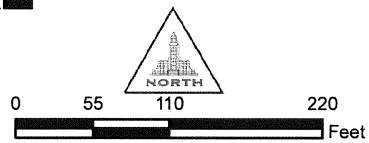
WHEREAS, the subject project has prepared a certified Environmental Impact Report (ENV-2016-2594-EIR) and Errata in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED that the Central City Community Plan be amended as shown on the attached General Plan Amendment map, and that Footnote 3, which applies to the Regional Commercial land use designation, be modified as follows:

Footnote 3: Corresponds to Height District 3D and 4D; D limitation to 6:1 FAR, except for transfer of floor area up to 10:1 or 13:1, respectively; **and a D limitation to 10:1 FAR for properties subject to Ordinance xxx,xxx.**



 **REGIONAL COMMERCIAL**



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