

RESOLUTION

WHEREAS, the subject project is located within the area covered by the Wilshire Community Plan adopted by the City Council on September 19, 2001; and

WHEREAS, the City Planning Commission, at its meeting on December 14, 2017, recommended approval of an amendment to the Wilshire Community Plan's General Plan Land Use Map to amend Footnote 5.1 to allow a maximum floor area ratio of four times the buildable area to the existing General Commercial land use designation to apply to the property and the Add Area, to read as follows: "*Development of the properties bounded by Burton Way on the north and east, Le Doux Road on the west, and Colgate Avenue on the south shall be permitted a Height District of 2D with development limited to a maximum floor area ratio of 4 to 1. Development of properties within the following boundaries shall be permitted a Height District of 2D with development limited to a maximum floor area ratio of 4 to 1: Property fronting 8th Street and Oxford Avenue (described as Lot 50 of Tract 2189); Property fronting Western Avenue, bound by 8th Street to the north, Western Avenue to the west, and James M Wood Boulevard to the south (described as Lot 20 of Tract 2189, Lots 57 through 63 of Tract 9308 and property assigned Assessor's Parcel Number 5093-008-011); Properties fronting Western Avenue, bound by 8th Street to the north, Western Avenue to the east, and 9th Street to the south (described as Lots 1 through 12 of the Country Club Park Tract); and properties along Manhattan Place to the west, and 9th Street to the south, with the exclusion of the portion zoned R4P-1 (described as Lots 16 through 24 of the Country Club Park Tract, excluding the portions zoned R4P-1);*" and recommended approval of a Vesting Zone and Height District Change from C2-1 to (T)(Q)C2-2D for the subject property; and

WHEREAS, the approved project will involve the demolition of the Eden Plaza building and the adaptive reuse and addition onto the existing 4-story IB Plaza building, the construction, use and maintenance of a new 12-story mixed-use building, and a new 3-story, 58,343 square-foot commercial building consisting of 148 guest rooms (limited service hotel); 96 apartment units, with 241 vehicle parking spaces; and 290 bicycle parking spaces; and

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

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Wilshire Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the amendment to Footnote 5.1 of the Wilshire Community Plan's General Plan Land Use Map to apply to the property and Add Area, and the (T)(Q)C2-2D Vesting Zone and Height District Change, will allow the project as described above which is consistent with the Plan and Zone; and

WHEREAS, the subject proposal has been assessed through a Mitigated Negative Declaration No. ENV-2016-3609-MND in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA);

NOW, THEREFORE, BE IT RESOLVED that the Wilshire Community Plan be amended as shown on the attached General Plan Amendment map.