

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the properties located at 6421-6429 1/2 West Selma Avenue and 1600-1604 North Wilcox Avenue.

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

1. FIND, pursuant to California Environmental Quality Act Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND (No. ENV-2016-2602-MND), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND the MND reflects the independent judgment and analysis of the City; FIND the mitigation measures have been enforceable conditions on the project; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated July 12, 2018, effectuating a Vesting Zone Change and Height District Change from C4-2D to (T)(Q)C2-2D, for the construction, use, and maintenance of a project with 50 or more guest rooms for the continued maintenance of a 20,624 square-foot ground floor restaurant and the construction of a new 1,939 square-foot ground floor restaurant and a 114 guest room hotel over three levels of subterranean parking, with the proposed building measuring approximately 88.6 feet in height, with eight stories, and 79,878 net square feet of floor area, with a restaurant for a maximum of 100 seats (60 indoor and 40 outdoor seats), a hotel lobby bar with 48 seats and a rooftop to include a pool and amenity deck with a bar/lounge area with a maximum of 187 seats, and other accessory uses, with no change proposed for the existing 20,624 square-foot restaurant, and the provision of 50 parking spaces on-site within the subterranean structure and 36 parking spaces off-site to be accessible via a valet service, for the property located at 6421-6429 1/2 West Selma Avenue and 1600-1604 North Wilcox Avenue, subject to Conditions of Approval.
4. RESOLVE TO DENY THE APPEALS filed by Casey Maddren on behalf of United Neighborhoods for Los Angeles; Elle Farmer and Unite Here Local 11 (Representative: Gideon Kracov, Law Office of Gideon Kracov); The Sunset Landmark Investments, LLC (Representative: Daniel Wright, The Silverstein Law Firm); and, Alexis Olbrei, Southwest Regional Council of Carpenters (Representative: Pearl Kan, Wittwer Parkin LLP), and THEREBY SUSTAIN the decision of the LACPC in approving: 1) a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a 1,939 square-foot restaurant with 100 seats (60 indoor and 40 outdoor seats), and 114 guest room hotel including the ground floor lobby bar with 48 seats, in-room mini-bars, and a rooftop amenity deck with a bar lounge area with a maximum of 187 seats, and pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 S, up to a 20 percent reduction in the required parking; 2) a Zoning Administrator's Adjustment to permit a 10-foot northerly side yard and a 19-foot easterly

rear yard in lieu of the required 11-foot side yard and 20-foot rear yard setbacks; and, 3) a Site Plan Review for the construction, use, and maintenance of a project with 50 or more guest rooms, subject to Conditions of Approval as modified by the PLUM Committee and attached to the Council file.

5. ADVISE the applicant, pursuant to LAMC 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.

Applicant: 6421 Selma Wilcox Hotel LLC

Representative: Alfred Fraijo Jr., Shepard Mullin Richter and Hampton LLP

Case No. CPC-2016-2601-VZC-HD-CUB-ZAA-SPR

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.

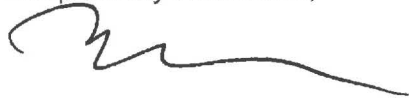
TIME LIMIT FILE - MARCH 6, 2019

(LAST DAY FOR COUNCIL ACTION - MARCH 6, 2019)

Summary:

At a regular meeting held on November 27, 2018, the PLUM Committee considered a LACPC report and an appeal for the properties at 6421-6429 1/2 West Selma Avenue and 1600-1604 North Wilcox Avenue. Staff from the Department of City Planning provided an overview of the project. The appellants and/or their representatives commented to the Committee regarding justifications for their appeals. The applicant representative additionally commented on the project. A representative from Council District 13 spoke in favor of the project and also supported a modification to Condition 21b or the Conditions of Approval. After an opportunity for public comment, the Committee recommended to deny the appeals and sustain the decision of the LACPC with the modification to Condition 21b. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAVSON	YES
ENGLANDER	ABSENT
BLUMENFIELD	YES
PRICE	YES
CEDILLO	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-