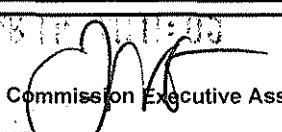


TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.
APCC-2013-1033-ZC	THEODORE IRVING 213-978-1366	4
Items Appealable to Council:	Last Day to Appeal:	Appealed:
ZC	MAR 12 2014	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Location of Project (Include project titles, if any.)		
147 N. LARCHMONT BOULEVARD		
Name(s), Applicant / Representative, Address, and Phone Number.		
FLYWHEEL SPORTS, INC. 147 N. LARCHMONT BLVD. LOS ANGELES, CA 90004		ELIZABETH PETERSON GROUP, INC. 400 S. MAIN STREET #808 LOS ANGELES, CA 90013 213-620-1904
Name(s), Appellant / Representative, Address, and Phone Number.		
Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)		
A Zone Change to add "indoor stationary cycling studio" as a permitted use.		
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Environmental No.
		ENV-2013-1034-MND-REC
		Commission Vote:
		4 - 0
JAMES WILLIAMS, Commission Executive Assistant II 		Date: MAR 14 2014



CENTRAL LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: FEB 20 2014

CASE NO.: APCC-2013-1033-ZC
Location: 147 North Larchmont Boulevard

Council District: 4 – LaBonge
Plan Area: Wilshire
CEQA: ENV-2013-1034-MND-REC1
Zone: [Q]C2-1D

Applicant: Flywheel Sports, Inc.

Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

At its meeting on Tuesday, February 11, 2014, the following action was taken by the Central Area Planning Commission:

1. **Denied** a **Zone Change** request from [Q]C2-1D to [Q]C2-1D add "indoor stationary cycling studio" as a permitted use for the property located at 147 North Larchmont Boulevard.
2. **Approved** a **Zone Change** request from [Q]C2-1D to **[Q]C2-1D** that appends the list of permitted uses, established by the "Q" Conditions, to allow a physical culture institution (stationary cycling studio) as a permitted use not to exceed 873 square feet of the subject property.
3. **Adopted** the attached **Conditions of Approval**.
4. **Adopted** the attached **Findings**.
5. **Adopted** Mitigated Negative Declaration No. **ENV-2013-1034-MND(REC1)**.
6. **Advised** the applicant that, pursuant to California 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

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Martorell
Seconded: Millman
Ayes: Acevedo, Kim
Absent: Brown

Vote: 4 - 0


James K. Williams, Commission Executive Assistant II
Central Los Angeles Area Planning Commission

Effective Date/Appeals: The Central Area Planning Commission's determination regarding the **Zone Variance** is further appealable if approved. Any aggrieved party may file an appeal within 20-days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the City Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys. **FINAL APPEAL DATE:** **MAR 12 2014**

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to the California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Map, Ordinance, Q Qualified Conditions, Findings
City Planner: Theodore Irving

FINDINGS

General Plan/Charter Findings

1. **Existing General Plan Land Use Designation.** The subject property is located within the area covered by the Wilshire Community (the "Plan"), which was adopted by the City Council on September 19, 2001 (Council File 01-1366). The Plan map designates the subject property for Neighborhood Office Commercial Land Uses, with the corresponding zones of C1, C1.5, C2, C4, P, CR, RAS3, and RAS4. The subject property is currently zoned [Q]C2-1D, which corresponds to the Neighborhood Office Commercial Plan Designation. The zone change recommendation to [Q]C2-1D is consistent with the adopted land use designation and IS in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.

2. **General Plan Text.** The project includes the re-zoning of the subject property from the [Q]C2-1D to [Q]C2-1D Zone for the purposes of establishing a permitted use. The requested action is consistent with the following relevant provisions of the City's General Plan Framework:

General Plan Framework

- **GOAL 3D** of the General Plan Framework state: "Pedestrian-oriented districts provide local identity, commercial activity, and support Los Angeles' neighborhoods."

Objective

- 3.8 Reinforce existing and establish new neighborhood districts which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood activity, are compatible with adjacent neighborhoods, and are developed as desirable places to work and visit.

Policies

- 3.8.1 Accommodate the development of neighborhood-serving uses in areas designated as "Neighborhood District" in accordance with Tables 3-1 and 3-4. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

- 3.8.2 Encourage the retention of existing and development of new commercial uses that primarily are oriented to the residents of adjacent neighborhoods and promote the inclusion of community services (e.g., childcare and community meeting rooms).

The policies of the General Plan Framework establish zones that correspond to specific land use designations. The proposed inclusion of "studio" in the list of permitted uses in [Q]C2-1D zone at the subject location is consistent with the existing land use designation and intent of the General Plan Framework.

As stated earlier, the project is a request to establish a use, otherwise permitted in the underlying C2 Zone, to the list of existing permitted uses and no development or construction is being considered. The existing use of the project site, which is mostly a retail space, incorporates pedestrian friendly access points, architectural treatments and other design elements that enhance the quality and appearance of the property and surrounding area. Therefore, there is no requirement to comply with the design guidelines established by the Framework Element.

Therefore, the proposed zone change is consistent with the policies and objectives of the General Plan.

3. **Transportation Element** of the General Plan is not likely to be affected by the recommended action herein. Larchmont Boulevard is classified as a Collector Street with a 63-foot wide divided roadway at the property's frontage. The proposed project is not required to provide any dedications or improvements to meet with any Highway and Street Standards of the Los Angeles Municipal Code as the roadway is completely built out. The roadway and sidewalk is consistent with the City's Highway and Street Standards; therefore, the General Plan and its Transportation Element will not be adversely affected.
4. **Street Lights.** Any City required installation or upgrading of street lights will be required to complete the City street improvement system in order to increase night safety along the streets which adjoin the subject property.
5. **Community Plan**

The Wilshire Community Plan text includes the following relevant land use objectives, policies and programs:

GOAL 2	ENCOURAGE STRONG AND COMPETITIVE COMERCIAL SECTORS WHICH PROMOTE ECONOMIC VITALITY AND SERVE THE NEEDS OF THE WILSHIRE COMMUNITY THROUGH WILL-DESIGNED, SAFE AND ACCESSIBLE AREAS, WHILE PRESERVING HISTORIC AND CULTURAL CHARACTER.
--------	--

Objective 2-2:	Promote distinctive commercial districts and pedestrian-oriented areas.
----------------	---

Policy 2-2.3	Encourage the incorporation of retail, restaurant, and other neighborhood serving uses in the first floor street frontage of structures, including mixed use projects located Neighborhood Districts.
--------------	---

The Wilshire Community Plan Map identifies four areas that are designated as Neighborhood Districts by the Community Plan Land Use Diagram – Larchmont, Fairfax-Beverly, 3rd Street, and Fairfax-Olympic. The four Neighborhood Districts total approximately 150 acres. The subject property is located in the Larchmont Neighborhood District, which includes commercial frontages along Larchmont Boulevard, from Beverly Boulevard on the north to 1st Street on the south. Uses permitted in this unique neighborhood district are limited by specialized zoning

regulations (Ordinance Nos. 167,420, 168,344 and 180,564) intended to protect and promote Larchmont Boulevard as a neighborhood serving shopping district.

The proposed zone change to include physical culture institution in the list of permitted uses would append the existing regulations established to promote neighborhood serving uses that are consistent with the goals and policies of the Community Plan.

6. **Zone Change Findings**

- a. Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The proposed project is a zone change request to append the existing set of [Q] Qualified Conditions established under Ordinance Nos. 167,420, 168,344 and 180,564 to allow an indoor stationary cycling studio to operate within an 11,931 square-foot site that contains an existing one-story, 3,917 square-foot commercial building and an abutting 17-space surface parking area.

Public Necessity: The granting of the proposed zone change would result in the inclusion of an emerging use as a permitted use that addresses the public necessity of providing neighborhood serving options for individuals and families, consistent with the General and Community Plan's objective to promote distinctive commercial districts and pedestrian-oriented areas in the Community Plan Area.

Convenience: Granting the proposed zone change would result in a project that is consistent with the public convenience. The project site is located in one of the four neighborhood serving commercial district within the Wilshire Community Plan area. The site's proximity to Major Highways and rail lines provides convenient access to public transit opportunities to and from employment, residential and commercial opportunities located throughout the area.

General Welfare: Granting the requested zone change would be consistent with the General Welfare, in that the instant request involves an emerging use that is consistent with the plan's intent to maintain and promote neighborhood serving commercial uses. The subject property is currently restricted from operating the indoor stationary cycling studio and by appending the current list of permitted uses to include physical culture institutions, the zone change will enhance the economic viability, increase the desire to patronize the neighborhood commercial district. Further, the zone change would not conflict with any applicable fire and safety codes which are intended to promote the General Welfare.

Good Zoning Practices: As evidenced by the prior ordinances, "Q" Conditions have been incorporated with zone changes to restrict commercial uses along Larchmont Boulevard to those that serve the immediate neighborhood and a typical zoning practice citywide to protect neighborhoods. The proposed zone change to append the [Q]C2-1D Zone allows an emerging use that is compatible with the immediate neighborhood serving commercial uses. Also, the proposed zone change would continue to permit a neighborhood serving use that is consistent with the existing land use patterns observed in the broader surrounding area. The inclusion of physical culture institutions in the list of

permitted uses strengthens the existing ordinances adopted to protect and promote neighborhood serving commercial developments within this unique boundary.

- b. The current action, as recommended, has been made contingent upon compliance with new "Q" Conditions of approval imposed herein. Such limitation are necessary to protect the best interests of and to assure developments more compatible with the surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or to mitigate the potential adverse environmental effects of the subject recommended action.

As with the prior zone changes to establish the neighborhood serving uses along Larchmont Boulevard, no "T" Tentative conditions are attached as no recommendations for dedications or improvements from the Bureau of Engineering were submitted.

7. **CEQA Findings**

A Mitigated Negative Declaration (ENV-2013-1034-MND(REC-1)) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt that the Mitigated Negative Declaration, imposed the conditions shown in that document on this approval.