



LOS ANGELES CITY PLANNING COMMISSION

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

Determination Mailing Date: JUL 08 2014

CASE NO.: CPC-2013-551-ZC-CUB-CU-ZAA-SPR
CEQA: ENV-2013-552-MND

Location: 621 631 S. Catalina Street
Council District: 10 – Wesson
Plan Area: Wilshire
Request(s): Zone Change, Conditional Use, Zoning Administrator's Adjustment, Site Plan Review

Applicant: Maxsum Development, Inc.,
Nest on Catalina, LLC
Rep.: Milan L. Garrison, MG Resolutions

At its meeting on May 22, 2014, the following action was taken by the City Planning Commission:

1. **Approved a Zone Change** from the P2-2 and CR-2 Zone to **(T)(Q)C2-2**.
2. **Approved a Conditional Use Beverage** for the on-site sale of alcoholic beverages as an incidental business in or accessory to the operation of hotels or apartment hotels, in conjunction with the proposed apartment hotel restaurant and within each guest room mini-bar.
3. **Approved a Zoning Administrator's Adjustment** from Section 12.21 C.6. (b), to permit a loading space height of 11 feet and 6 inches in lieu of the required minimum height of 14 feet.
4. **Approved the Site Plan Review findings.**
5. **Adopted the attached modified Conditions of Approval.**
6. **Adopted the attached Findings.**
7. **Adopted Mitigated Negative Declaration No. ENV-2013-552-MND.**

Recommendations to the City Council:

1. **Recommend** that the City Council **adopt a Zone Change** from the P2-2 and CR-2 Zone to **(T)(Q)C2-2**.
2. **Recommend** that the City Council **adopt the attached modified Conditions of Approval.**
3. **Recommend** that the City Council **adopt the attached Findings.**
4. **Recommend** that the City Council **adopt Mitigated Negative Declaration No. ENV-2013-552-MND.**

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: Dake-Wilson
Seconded: Ahn
Ayes: Ambroz, Cabildo, Choe, Katz, Perlman
Absent: Mack, Segura

Vote: 7 - 0



James K. Williams, Commission Executive Assistant II
City Planning Commission

Effective Date / Appeals: The City Planning Commission's determination regarding the *Zone Change* request is appealable by the applicant only. 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: JUL 28 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 California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Conditions, Findings, Ordinance, Maps
City Planner: Debbie Lawrence

DETERMINATION LETTER
CPC-2013-551-ZC-CUB-CU-
ZAA-SPR
MAILING DATE: 07/08/14

Kimberly Park
2855 W. 7th Street
Los Angeles, CA 90005

Debbie Lawrence
City Planner
City Hall, Room 621
Mail Stop 395

Maxsum Development, Inc.
Nest on Catalina, LLC
3435 Wilshire Blvd., Ste. 1190
Los Angeles, CA 90010

Fred Nosrati
611 Catalina
Los Angeles, CA 90005

GIS/Fae Tsukamoto
City Hall, Room 825
Mail Stop 395

Milan L Garrison
3016 E. Colorado Blvd. #5626
Pasadena, CA 91117

Jordan Beroukhim
Council District 10
City Hall, Room 430
Mail Stop #217

FINDINGS

General Plan/Charter Findings

The subject site is located within the area covered by the Wilshire Community Plan adopted by the City Council on September 19, 2001. The Community Plan is part of the City's Land Use Element, which sets forth specific land use requirements and required entitlements for projects in the Wilshire area.

The site is located within the Wilshire Center Regional Commercial Center. It includes a dense collection of high rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, both high-rise and low-rise apartment buildings, as well as the Vermont, Normandie, and Western Metro Red Line subway stations along Wilshire Boulevard. The Regional Center Commercial land use designation allows for the construction of commercial, parking, and high-density multi-family residential uses. Development of the Project would include hotel, apartment and ground floor retail/restaurant uses, which would be consistent with the Regional Center Commercial land use designation.

1. **General Plan Land Use Designation.** The Wilshire Community Plan designates the subject site as Regional Center Commercial with corresponding zones of CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4 and R5. The proposed project will be located in the C2 zone.

Framework Element

The Citywide General Plan Framework Element is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The Element establishes categories of land use -- Neighborhood District, Community Center, Regional Center, Downtown Center, and Mixed-Use Boulevard -- that are broadly described by ranges of intensity/density, heights, and lists of typical uses. The definitions reflect a range of land use possibilities found in the City's already diverse urban, suburban, and rural land use patterns.

The Regional centers are intended to serve as the focal points of regional commerce, identity, and activity. They contain a diversity of uses such as corporate and professional offices, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities and supporting services. The development of sites and structures integrating housing with commercial uses is encouraged in concert with supporting services, recreational uses, open spaces, and amenities. They are typically high-density places whose physical form is substantially differentiated from the lower-density neighborhoods of the City. Generally, regional centers will range from FAR 1.5:1 to 6:1 and are characterized by six- to twenty-story (or higher) buildings as determined in the community plan. Their densities and functions support the development of a comprehensive and inter-connected network of public transit and services.

The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services. The proposed project would be in conformance with several goals of the Framework as described below.

A. *Land Use Chapter, Framework Element: Issue One: Distribution of Land Use* of the Framework Element's Land Use Chapter (Chapter Three) establishes general principles to encourage growth and increase land use intensity around transit nodes, to create a pedestrian oriented environment while promoting an enhanced urban experience and provide for places of employment.

Objective 3.4 of Issue One: Distribution of Land Use: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

The above objectives seek to concentrate commercial development in existing commercial districts and in areas that are able to support such development which are in close proximity to rail and bus transit stations. As conditioned, the Project will be designed in harmony with the existing neighborhood and minimize impacts on neighboring properties. The Project will incorporate measures to reduce impacts to air quality, geology, hazardous materials, noise, and public services for the surrounding community. The character of the area includes a mix of commercial uses, as well as high density residential uses, and the Project's recommended density and height will be compatible with adjacent land uses.

B. Economic Development Chapter, Framework Element

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Objective 7.3: Maintain and enhance the existing businesses in the city.

Objective 7.6: Maintain a viable retail base in the city to address changing resident and business shopping needs.

The construction of a new 75-guest room hotel, 7 apartment units and a ground floor restaurant can help sustain economic growth and maintain a viable retail base in the city. The site currently contains 97 parking spaces in an underutilized surface parking lot. Regional centers, typically, provide a significant number of jobs, and the Project will contribute to this. The development of sites and structures integrating mixed use is encouraged in concert with supporting services, recreational uses, open spaces, and amenities. The hotel is consistent with ongoing redevelopment efforts in the community, and is located in an area well suited to visitor-serving uses. The Project will also add to the Wilshire Center/Koreatown area by providing a use that specifically caters to the business community nearby the site. The Project supports revitalization by developing a surface parking lot with a use that will provide an economic and social benefit to the residential, commercial, and other types of businesses located in the area. The proposed project will generate an additional influx of guests to the area who will likely patronize the various retail and restaurant businesses along the Wilshire Corridor.

Housing Element

Policy 2.1.3: Encourage mixed-use development which provides for activity and natural surveillance after commercial business hours.

Policy 2.1.4: Enhance livability of neighborhoods by upgrading the quality of development and improving the quality of the public realm, including streets, streetscape and landscaping to provide shade and scale.

The Project will provide an increase in the number of hotel guest rooms in an urban setting along with a street level restaurant that is accessible from the street. This project will activate the street by generating pedestrian activity during and after normal commercial business hours. The development will replace currently under-utilized surface parking areas with a building that improves the quality of the public realm with pedestrian-scale design in an urban setting. At the street level the Project proposes a combination of street trees, shrubs and ground cover to enhance the public realm.

Objective 2.3: Encourage the location of housing, jobs, and services in mutual proximity. Accommodate a diversity of uses that support the needs of the City's existing and future residents.

Policy 2.3.1: Encourage and plan for high-intensity residential and commercial development in centers, districts, and along transit corridors, as designated in the Community Plans and the Transportation Element of the General Plan, and provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled in order to mitigate traffic congestion, air pollution, and urban sprawl.

Policy 2.3.3: Encourage the development of new projects that are accessible to public transportation and services consistent with the community plans. Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.

The Project location is well served by a large variety of transit options. The site is located near a major transit corridor, Wilshire Boulevard, which is served by Metro bus lines and DASH routes. The site is also less than a half mile from the Vermont Metro subway station along Wilshire Boulevard. Its proximity to local and rapid public transit routes will facilitate a reduction of vehicle trips and vehicle miles traveled, thus helping to mitigate traffic congestion, air pollution, and urban sprawl. Also, the Project will provide for the development of land use patterns that emphasize bicycle access and use. The proposed project will include bike racks for the commercial uses and secured bicycle storage for the residential tenants.

Transportation Element

The Transportation Element of the General Plan guides development of a citywide transportation system with the goal of ensuring the efficient movement of people and goods. The Transportation Element recognizes that primary emphasis must be placed on maximizing the efficiency of existing and proposed transportation infrastructure through advanced transportation technology, reduction of vehicle trips, and focused growth in proximity to public transit.

The Project will advance numerous policies contained in the Transportation Element. Chief among them are:

Objective 3: Support development in regional centers... major activity areas and along mixed-use boulevards.

Policy 3.12: Promote the enhancement of transit access to neighborhood districts, community and regional centers, and mixed-use boulevards.

Policy 3.13: Enhance pedestrian circulation in ... appropriate locations in regional centers and along mixed use boulevards; promote direct pedestrian linkages between transit portals/platforms and adjacent commercial development through facilities orientation and design.

The Project advances these policies because it will be located within a half mile from an existing Metro subway station and just north of a major transportation corridor that provides substantial public transit opportunities and facilities. The development of the hotel, residential units, and restaurant with an outdoor patio would promote ground floor pedestrian activity and circulation and would create direct pedestrian connections between the new Project and the street, in express conformity with the Transportation Element's policies and objectives. The proposed development contributes to the General Plan's goal to increase development within commercial districts that centralizes both housing and commercial uses while enhancing the accessibility of such uses to public transit.

Land Use Element – Wilshire Community Plan

The Project site is located in the Wilshire Community Plan area, which is one of 35 community plans in the City of Los Angeles. Together, these plans comprise The Land Use Element of the General Plan and regulate how land is to be utilized. Each plan contains goals and policies to guide development in the plan area. The Wilshire Community Plan Area is often spoken of as the Mid-City Section of Los Angeles - the eastern edge of the approximately 2.5-mile wide by 6-mile long plan area is about 6 miles west of downtown Los Angeles, while the western edge abuts the City of Beverly Hills. The area includes about 8,954 acres, which is approximately 3 percent of the total land in the City of Los Angeles.

The Wilshire Community Plan map designates the site for Regional Center Commercial land use with corresponding zones of CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4 and R5. The proposed project is consistent with the existing land use patterns along Catalina Street and Wilshire Boulevard. The Project will advance numerous objectives and policies contained in the Wilshire Community Plan, including:

Residential Policies and Objectives:

Objective 1-2. Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations, and existing bus routes.

Policy 1-2.1 Encourage higher density residential uses near major public transportation centers.

Policy 1.4-3 Encourage multiple family residential and mixed use development in commercial zones.

Commercial Policies and Objectives

Objective 2-1: Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.

Policy 2-1.1: New commercial uses should be located in existing established commercial areas or shopping centers.

Policy 2-1.3: Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

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

Policy 2-2.1: Encourage pedestrian-oriented design in designated areas and in new development.

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 in Neighborhood Districts.

Objective 2-3: Enhance the visual appearance and appeal of commercial districts.

Policy 2-3.1: Improve streetscape identity and character through appropriate controls of signs, landscaping, and streetscape improvements; and require that new development be compatible with the scale of adjacent neighborhoods.

The Project is a six-story apartment hotel located on Catalina Street between Wilshire Boulevard and 6th Street, three blocks west of Vermont Avenue. It will contain 75 guest rooms and seven apartment residential units, with a ground floor restaurant. The Project provides hotel and residential units in close proximity to existing jobs and services. The Project will be located within three blocks from an existing Metro subway station and just north of a major transportation corridor that provides substantial public transit opportunities and facilities.

The Project site is located within the Wilshire Center Regional Commercial Center. It includes a dense collection of high rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, both high-rise and low-rise apartment buildings, as well as the Vermont, Normandie, and Western Metro Red Line subway stations along Wilshire Boulevard. The Regional Commercial land use designation allows for the construction of commercial, parking, and high-density multi-family residential uses. The area contains a variety of high-intensity urban activities in a compact built environment that includes commercial, residential, cultural, recreational, and hotel uses. Accordingly, this Regional Center area is a proper location for hotel development, because it is a focal point of regional interests, commercial stores, other places of entertainment, cultural facilities and government offices. Therefore, the proposed hotel project is appropriate for this area.

The Wilshire Community Plan encourages mixed-use developments in regional and community commercial centers. The Wilshire Community Plan Objective 2-1 encourages the City to preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas. The area contains a variety of high-intensity urban activities in a compact built environment that includes commercial, residential, cultural, recreational, and hotel uses. These diverse uses support balanced community development and create increased interest for a variety of visitors who come to the area.

- 2. Zone Change Findings.** Pursuant to Section 12.32 of the Municipal Code, and based on these findings, the recommended action to rezone the property from P-2 and CR-2 to C2-2 is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The proposed project is a new six-story apartment hotel with 75 guest rooms and seven apartment units, located on Catalina Street, three blocks west of Vermont Avenue, in the Koreatown neighborhood of the Wilshire Community Plan. The development includes 1,564