

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 14
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PROJECT TITLE ENV-2012-521-MND	CASE NO. ZA-2012-520-CUB-CUX
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PROJECT LOCATION
418-434 South Hill Street

PROJECT DESCRIPTION
 A Conditional Use to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the Historic "Clark Hotel" (Monument No. 2181), a 350,000 square-foot, 348-room full service hotel, with mini bars in each room, with an 852 square-foot lobby bar on the ground floor; in addition, the hotel will feature three restaurants (Restaurant #1, having 5,850 square feet interior with 202 seats, located on the 2nd floor; Restaurant #2, having 3,760 square feet interior and 1,200 square feet of outdoor dining area, with a total of 181 seats (114 interior and 67 exterior), for a total of 4,960, located on the 2nd floor; and Restaurant #3, having 6,695 square feet interior and with 276 seats, located on the ground floor), an 11,585 square-foot banquet center with live entertainment on the second floor and a 2,357 square-foot spa with massage on the ground floor, with six portable bars used on an as-needed basis (two for the pool area and four for the banquet facility) ; the hotel proposes to operate 24 hours daily, with alcohol sales limited from 6:00 a.m. to 2:00 a.m. daily; thirty-eight non-required parking spaces are proposed to be provided on-site. The project is located within the C2-4D Zone.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Clark Street Realty Associates, LLC
 611 West 6th Street, Suite 100
 Los Angeles, CA 90017


FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance
 (CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
VANÉSSA SOTO	City Planning Assistant	(213) 978-1349

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		05/23/2012

I-90. Aesthetics (Vandalism)

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than significant level by the following measures:
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

V-10. Cultural Resources (Designated Historic-Cultural Resource)

- Environmental impacts may result from project implementation due to impacts on a City designated Historic-Cultural Monument located on the project site. However, the potential impact will be mitigated to a less than significant level through compliance with the Secretary of the Interior's Standards for Historical Resources by the following measures:
- Prior to the issuance of any permit, the project shall obtain clearance from the Department of Cultural Affairs for the proposed work.
- The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
- Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
- Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

VII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

X-60. Land Use/Planning

- The project will result in land use and/or planning impact(s). However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
- The applicant must secure approval of ZA Case No. 2012-0520(CUB)(CUX) or revise project accordingly.

XIV-30. Public Services (Police)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 14 - JOSE HUIZAR	DATE: 04/19/2012
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RESPONSIBLE AGENCIES: Department of City Planning

ENVIRONMENTAL CASE: ENV-2012-521-MND	RELATED CASES: ZA-2012-520-CUB-CUX
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PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.
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PROJECT DESCRIPTION:
PROPOSED ON-SITE SALE OF A FULL LINE OF ALCOHOL IN A NEW HOTEL WITH IN ROOM ACCESS CABINETS, TWO RESTAURANTS, BANQUET CENTER AND LOBBY BAR. ALSO, INCLUDE DANCING WITH ENTERTAINMENT IN BANQUET ROOM.

ENV PROJECT DESCRIPTION:
A Conditional Use to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the Historic "Clark Hotel" (Monument No. 2181), a 350,000 square-foot, 348-room full service hotel, with mini bars in each room, with an 852 square-foot lobby bar on the ground floor; in addition, the hotel will feature three restaurants (Restaurant #1, having 5,850 square feet interior with 202 seats, located on the 2nd floor; Restaurant #2, having 3,760 square feet interior and 1,200 square feet of outdoor dining area, with a total of 181 seats (114 interior and 67 exterior), for a total of 4,960, located on the 2nd floor; and Restaurant #3, having 6,695 square feet interior and with 276 seats, located on the ground floor), an 11,585 square-foot banquet center with live entertainment on the second floor and a 2,357 square-foot spa with massage on the ground floor, with six portable bars used on an as-needed basis (two for the pool area and four for the banquet facility); the hotel proposes to operate 24 hours daily, with alcohol sales limited from 6:00 a.m. to 2:00 a.m. daily; thirty-eight non-required parking spaces are proposed to be provided on-site. The project is located within the C2-4D Zone.

ENVIRONMENTAL SETTINGS:
The project site is a rectangular-shaped interior lot consisting of three tied parcels, with an approximate site area of 27,824.8 square feet, and a frontage of approximately 239 feet along Hill Street. The property is zoned C2-4D with a Regional Center Commercial land use designation in the Central City Community Plan Area. This subject site is also located within the Los Angeles State Enterprise Zone (ZI-2374), the MTA Project Area (ZI-1117), and the Greater Downtown Housing Incentive Area (ZI-2385).

The site is presently improved with an existing 11-story, 350,000 square foot vacant hotel, with 348 rooms. The subject building on the site is a City of Los Angeles Cultural Historic Monument (Monument No. 2181).

Surrounding properties includes a surface parking lot, and a State building, on the north abutting properties fronting 4th Street, in the PF-4D and PF-4D-CDO Zones, a State building, a clothing store, an instrument store, and bridal store, on the east abutting properties fronting Broadway, in the C2-4D Zone, a clothing store and offices on the south abutting properties fronting Hill Street, in the C2-4D Zone and two loft building on the west fronting the west side of Hill Street, in the C2-4D Zone.

Hill Street is a designated Modified Secondary Highway with a variable width of 82 to 86 feet along the project's street frontage.

PROJECT LOCATION:
418-434 South Hill Street

COMMUNITY PLAN AREA: CENTRAL CITY STATUS:	AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: DOWNTOWN LOS ANGELES
<input checked="" type="checkbox"/> Does Conform to Plan		

Does NOT Conform to Plan

EXISTING ZONING:
C2-4D

MAX. DENSITY/INTENSITY
ALLOWED BY ZONING:
N/A

GENERAL PLAN LAND USE:
REGIONAL CENTER COMMERCIAL

MAX. DENSITY/INTENSITY
ALLOWED BY PLAN
DESIGNATION:
N/A

LA River Adjacent:
NO

PROPOSED PROJECT DENSITY:
348 hotel rooms

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Planning Assistant

(213) 978-1349

Signature

Title

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input checked="" type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input checked="" type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input checked="" type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Clark Street Realty Associates, LLC

PHONE NUMBER:

(213) 623-9989

APPLICANT ADDRESS:

611 West 6th Street, Suite 100
Los Angeles, CA 90017

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

02/27/2012

PROPOSAL NAME (if Applicable):

Clark Hotel