

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal of Variances for property located at 1100-1106 South Broadway and 112-120 West 11th Street, subject to modified Conditions of Approval.

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

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 15-0993 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2014-1440-MND] filed on October 10, 2014.
2. ADOPT the FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Gregory Lewis, Unite Here Local 11, from part of the Determination of the CLAAPC in sustaining the decision of the Zoning Administrator approving a Variance to grant the floor area ratio of 14.47:1 in lieu of the maximum floor area ratio of 6:1 that is allowed by Ordinance No. 164307, and a Variance from Sections 12.21-A,4 and 12.21-A,16 to permit zero vehicular parking spaces and six bicycle parking spaces on-site in lieu of eight vehicle parking spaces and six bicycle parking spaces, that are otherwise required, all in conjunction with the proposed hotel and associated facilities that include a café, restaurant, bars/lounge and a banquet hall with public dancing, for property located at 1100-1106 South Broadway and 112-120 West 11th Street, subject to modified Conditions of Approval.

Applicant: Fabian Iobbi, Case Real Estate Partners, LLC

Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

Fiscal Impact Statement: The CLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

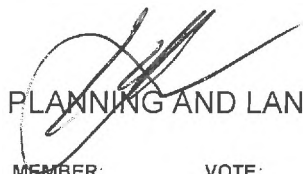
**TIME LIMIT FILE: NOVEMBER 3, 2015**

**(LAST DAY FOR COUNCIL ACTION: OCTOBER 30, 2015)**

Summary:

At a regular meeting held on October 6, 2015, the Planning and Land Use Management Committee considered an appeal filed for property located at 1100-1106 South Broadway and 112-120 West 11th Street. Staff from the Department of City Planning gave the Committee background information on the matter. The Appellant, Applicant and Representative also spoke. After an opportunity for public comment, the Committee recommended that Council deny the appeal and sustain the decision of the Zoning Administrator, and thereby approve the Conditional Uses and Variances. This matter is now submitted to Council for its consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	ABSENT
ENGLANDER	YES
FUENTES	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**