

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to Vesting Zone and Height District Change appeals for property located at 1523-1541 North Wilcox Avenue.

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. 15-1013 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2014-3707-MND] filed on February 27, 2015.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council and ADOPT the Mitigation Monitoring and Reporting Program.
3. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
4. RESOLVE TO GRANT IN PART AND DENY IN PART THE APPEALS filed by Fran Offenhauser, David Carrera and Stephen Nourmand (Representative for Stephen Nourmand: Jayesh Patel, Pumilia, Patel and Adamec, LLP) from part of the determination of the LACPC and THEREBY APPROVE the Zoning Administrator's Adjustment to permit zero-foot side yard setbacks in lieu of the 14 feet required by Section 12.11-C,2 of the Los Angeles Municipal Code, and a Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms, for the demolition of a one-story, 14,208 square-foot warehouse and the construction, use and maintenance of an 11-story, 124 foot, 6 inch tall, 109,470 square-foot hotel with 200 rooms, 29 bicycled parking spaces and a subterranean garage with four levels for 144 automobile parking spaces, a lobby bar, ground floor restaurant, meeting rooms, a rooftop pool, fitness/spa and restaurant, for property located at 1523-1541 North Wilcox Avenue, subject to Conditions of Approval as modified by the PLUM Committee.
5. PRESENT and ADOPT the accompanying ORDINANCE dated September 10, 2015, approved by the LACPC for a Vesting Zone and Height District Change from C4-2D to (T)(Q)C4-2D with a D Limitation to allow a maximum Floor Area Ratio (FAR) of up to 5.5 to 1 (5.5:1 FAR), for property located at 1523-1541 North Wilcox Avenue, subject to Conditions of Approval.
6. ADVISE the applicant of Q Qualified classification time limit as described in the Committee report.
7. ADVISE 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.
8. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: 1541 Wilcox Hotel, LLC

Representative: Michael Gonzales Law Group

Case No. CPC-2014-3706-VZC-HD-ZAA-SPR

Fiscal Impact Statement: None submitted by the LACPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

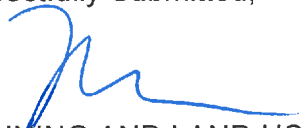
TIME LIMIT FILE: MAY 16, 2016

(LAST DAY FOR COUNCIL ACTION: MAY 13, 2016)

Summary:

At a regular meeting held on January 26, 2016 (continued from January 12, 2016), the PLUM Committee considered Vesting Zone and Height District Change appeals for property located at 1523-1541 North Wilcox Avenue. The DCP provided background information on the project and presented technical corrections on January 12, 2016. The three appellants and the representative for one of the appellants presented their oppositions to the project. The Applicant Representative presented comments and answered any questions posed by the Committee. A Representative from Council District 13 provided change to Entitlement Condition No. 7. After an opportunity for public comment, the Committee recommended to grant the appeal in part and deny the appeal in part, and to incorporate the changes presented by the DCP and Council District 13. 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	ABSENT
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	ABSENT
FUENTES	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-