

## FINDINGS

### General Plan/Charter Findings

1. **General Plan.**

- a. **General Plan Land Use Designation.** The subject property is located within the Silver Lake-Echo Park-Elysian Valley Community Plan, adopted by the City Council on August 11, 2004. The Community Plan designates the site with a General Commercial land use designation, with C1.5, C2, CR, C4, and RAS3 zones listed as corresponding zones. The project site is zoned C2-1. While the R4 Zone is not a corresponding zone to the General Commercial land use designation, the R4 Zone is more restrictive than C2. The Plan Consistency section of the Community Plan states that “for each land use category, the Community Plan permits all identified corresponding zones, as well as those zones which are more restrictive, as referenced in LAMC Section 12.23.” Further, the Zoning Code permits the use of a site within the R4 Zone as a hotel through the approval of a Conditional Use Permit pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,24. With the approval of the Conditional Use Permit, the use will be in conformance with the land use designation and zone of the site. Therefore, the project 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 Silver Lake-Echo Park-Elysian Valley Community Plan text includes the following relevant provisions, objectives and policies:

Objective 2-1: Conserve and strengthen viable commercial development and encourage the reuse of obsolete commercial development.

Policy 2-1.1: New commercial uses shall be located in established commercial areas, emphasizing more intense and efficient use of existing commercial land, ultimately contributing to and enhancing the existing urban form and village atmosphere.

The project allows for the redevelopment of a vacant parcel of land with short-term overnight housing in the form of a hotel. The boutique hotel will have varying room types including king, double queen, and suites, offering guests varying price points and quality of accommodations. The project also promotes economic well-being and public convenience by providing short-term, overnight accommodations within proximity to many local and regional destinations including Echo Park, Silver Lake, Downtown Los Angeles, and the Los Angeles Convention Center. Specifically, the proposed hotel is also located adjacent to Silver Lake Medical Center, which specializes in Geriatrics, Behavioral Health, Spine & Orthopedic Surgery and Metabolic & Weight Loss Surgery. The hotel could provide convenient accommodations for potential patients and families of the hospital, while expanding the hotel market for the City as a whole.

3. **Framework Element.** The Framework Element of the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such

issues as land use, housing, urban form, neighborhood design, open space, economic development, and public services.

The project will support and will be generally consistent with the General Plan Framework Land Use Chapter, as it will introduce a new commercial use to an underutilized site currently used as a warehouse and scrap metal yard. In addition, the project will comply with the following goals, objectives, and policies set forth in the General Plan Framework Land Use Chapter as follows:

Goal 3A. A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

Objective 3.1. Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.1. Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Objective 3.4. 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.

The project will contribute toward and facilitate the City's long-term fiscal and economic viability by adding 88 short-term, overnight hotel rooms within Echo Park/Westlake area that is within close proximity to Silver Lake Medical Center, and regional destinations including Downtown Los Angeles and the Convention Center. The project's proximity to Metro and LADOT DASH transit lines and the proliferation of ride sharing services will help reduce vehicular trips to and from the project site, vehicle miles traveled, and help improve air quality.

4. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Palo Alto Street is a Local Street, dedicated to a width 60 feet and is fully improved with asphalt roadway, concrete curb, gutter, and sidewalk, in accordance with Mobility Element standards. The Bureau of Engineering is requiring that all off-grade or bad order concrete curb, gutter and sidewalk been repaired. Additionally, all unused driveways will be closed.
5. **Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to

a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

### **Zone Change Findings; “T”, “Q” Classification Findings**

6. **Pursuant to Section 12.32-C of the Municipal Code, the zone change is in conformance with the public necessity, convenience, general welfare and good zoning practice.**
  - a. **Public Necessity:** In 2015, the Chief Legislative Analyst reported (Council File No. 13-0991) that hotel room development in the City is just 0.7 percent, which lags the national average of 1.4 percent. The report acknowledges that the City not only needs hotel rooms in tourist areas including near the Convention Center, Hollywood, Downtown, etc., but citywide. Granting the Zone Change to the (T)(Q)R4-1VL Zone would allow the construction of a 88-room hotel with an under-utilized site, increasing the number of hotel rooms in the City.
  - b. **Convenience:** The project will redevelop an under-utilized vacant commercially zoned property that is located adjacent to the 101 Freeway and is within ¼ mile of the Temple Street transit corridor. The project, with 88 guest rooms will provide a new hotel facility within walking distance to Silver Lake Medical Center and within close proximity to Echo Park, Westlake, and Downtown Los Angeles.
  - c. **General Welfare:** Granting the Zone Change to the (T)(Q)R4-1VL Zone allows for the development of a 88 guest room hotel with 51 vehicle parking spaces and 24 bicycle parking spaces which will support the surrounding communities by providing additional hotel opportunities, as well as enhancing the urban environment by encouraging activity on an under-utilized site within the General Commercial land use designation. Given the project’s proximity to existing freeway facilities and transit services, the project will provide new hotel opportunities and amenities at both the local and regional scale.
  - d. **Good Zoning Practices:** Approval of the Zone Change to the (T)(Q)R4-1VL Zone to accommodate a hotel with 88 guest rooms is consistent with the type of development encouraged by the General Plan Framework Element and the Silver Lake-Echo Park-Elysian Valley Community Plan. The hotel will create a pedestrian-oriented entrance off of Palo Alto Street that will enhance the urban environment and encourage daytime and nighttime activity within the currently under-utilized site. The project is proposing an F.A.R. of 2.78 to 1, which is consistent with 1VL height district. The resulting 3 to 1 F.A.R. from the Zone Change allows for the provision of additional guest rooms and on-site hotel amenities.
  - e. **“T” and “Q” Classification Findings.** Pursuant to LAMC Sections 12.32-G,1 and G,2(a), The current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval, and project specific conditions of approval imposed herein. Such limitations are necessary to ensure the identified dedications, improvements, and construction notices are issued to meet the public’s needs, convenience and general welfare served by the required actions. The conditions that limit the operations, scale and scope of development, are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan,

and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

For the reasons stated above, the zone change request is beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice, and is consistent with the General Plan.

### **Zone Variance Findings**

7. **That the strict application of the zone code would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.**

The subject property is a vacant, sloping site with a frontage of 223 feet on the north side of Palo Alto Street. Pursuant to Section 12.21-C,6, the proposed hotel is providing a 406 square-foot loading space within its semi-subterranean parking level. However, the project does not meet the 14-foot ceiling height required for loading spaces. The applicant has stated that if the project were to provide a 14-foot ceiling height, the hotel's main pedestrian entrance would no longer be level with Palo Alto Street, resulting in a main pedestrian entrance that is disconnected and elevated from the public right of way. The additional height would also add unnecessary bulk and mass to the project. The intent of the regulation is to ensure that large commercial vehicles are able to make deliveries and service the hotel use. According to the applicant, the hotel will not utilize large semi-trucks for deliveries. The 11-foot 6-inch ceiling height and loading space will be able to accommodate the smaller trucks and vans that the hotel anticipates will make the deliveries. The primary purpose and intent of zoning regulations in the instant case is to ensure that the proposed hotel has an effective loading space. As described above, the strict requirement of providing a 14-foot ceiling would result in practical difficulties and unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

8. **There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The applicant has stated that if the project were to provide a 14-foot ceiling height, the hotel's main pedestrian entrance would no longer be level with Palo Alto Street, resulting in a main pedestrian entrance that is disconnected and elevated from the public right of way. The subject property is an upward sloping lot with an approximate 23-foot elevation change. The southern adjoining properties across Palo Alto Street are bound to the south by an alleyway that provides those properties with additional access points. The subject property does not have rear alley access. As stated previously, the unique topography limits the site from providing a 14-foot in height parking level while also providing a flush pedestrian entrance off of Palo Alto Street. The elevation change and lack of alley access is a special circumstance that does not apply generally to other property in the same zone and vicinity.

9. **The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

The requested variance involves a special circumstance, in that the subject property is a sloping property with no access from a rear alley. The project is a boutique hotel with 88

guest rooms on a 17,773 square-foot site in the proposed R4-1VL Zone. The requested variance would allow for the loading space ceiling height to be 11 feet 6 inches in lieu of the required 14 feet. It is an unnecessary hardship for the hotel to provide a 14-foot parking level ceiling height in that it would create a disconnected pedestrian entrance to the site. The applicant has also stated that no large semi-trucks would make deliveries to the site. Thus, deliveries can be accommodated by smaller vehicles than the code envisioned. Further, should the site no longer be a hotel and revert to a purely residential use, a loading space is no longer required. As such, the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

10. **The granting of the variance would not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The variance to permit a reduced loading zone ceiling height would not be detrimental to the public because all commercial loading would still occur on-site. The applicant has stated that the smaller nature of the proposed boutique hotel would not entail the need for large semi-trucks, to which the 14-foot ceiling height was intended to serve. The hotel would instead depend on smaller delivery vehicles and thus the lower 11-foot 6-inch height is appropriate. As the proposed plan provides a functional and effective loading space, granting of the variance would not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.

11. **The granting of the variance would not adversely affect any element of the General Plan.**

The various elements of the General Plan seek to ensure public safety and well-being, and strive to promote compatibility of use and design throughout the City. The City's Community Plans are intended to address all the Elements of the General Plan and are internally consistent with the Citywide Elements of the General Plan.

The subject property is located within the adopted Echo Park-Silver Lake-Elysian Valley Community Plan (the "Community Plan") area, and is designated for General Commercial land uses corresponding to the C1.5, C2, CR, C4, and RAS3 Zones. While the R4 Zone is not a corresponding zone to the General Commercial land use, the R4 Zone is more restrictive than C2. For each land use category, the Community Plan permits all identified corresponding zones, as well as those zones which are more restrictive, as referenced in LAMC Section 12.23. The Zoning Code permits the use of a site within the R4 Zone as a hotel through the approval of a Conditional Use Permit pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,24. With the approval of the Conditional Use Permit, the use will be in conformance with the land use designation and zone of the site. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.

The granting of the requested variance to allow the required hotel loading space to have a ceiling height of 11 feet 6 inches in lieu of the required 14 feet would allow for the development of the proposed 88-guest room hotel as designed, thereby furthering several of the following relevant Purposes, Goals, Objectives, and Policies of the Community Plan.

Goal 2 of the Community Plan's Land Use Policies and Programs for commercial development is, "an economically vital commercial sector and strong viable commercial areas that offer a diversity of goods and services to meet the needs of the community in the plan area. Commercial areas should satisfy market demand, maximize convenience, and accessibility, while preserving and enhancing the unique historic and cultural identities of the district."

Consistent with Goal 2, the proposed project promotes "strong and viable commercial development and encourages the reuse of obsolete commercial development" by helping address the compelling need Citywide for more hotel rooms, and specifically, a great demand for reasonably-priced lodging, with suitable amenities, as an alternative to the existing, high-end, larger-scale hotels located in Downtown Los Angeles. The project's location adjacent to Silver Lake Medical Center also lends itself to serving the hospital use. In light of the proposed project's consistency with the Community Plan, and therefore the elements of the General Plan, and the integral nature of the proposed loading space's ceiling height to the overall project and the project site, the granting of the variance would not adversely affect any element of the General Plan.

### **Conditional Use Findings**

12. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

#### Use

The proposed project is the construction, use and maintenance of a four-story hotel with 88 guest rooms, 51 automobile parking spaces, and 24 bicycle parking spaces on a 17,773 square-foot site in the proposed (T)(Q)R4-1VL Zone. The Los Angeles Municipal Code permits the use of a hotel within the R4 Zone with the approval of a Conditional Use Permit pursuant to L.A.M.C. Section 12.24-W. As proposed, the project will redevelop an underutilized and underdeveloped site with a four-story hotel that is compatible in use and scale with the surrounding community. The hotel's proximity to a major hospital and other regional destinations will provide a short-term lodging service that has been limited in the area. The project will have a mix of room types including 45 king, 28 double queen, 6 ADA queen, and 9 suites, allowing the hotel to serve a variety of different users and price points. The project will also be required to replace the concrete sidewalk, curb, and gutter and add street trees along the property's frontage, helping to improve the built environment in the surrounding neighborhood.

#### Height and Setback

The Los Angeles Municipal Code allows for conditional use applications to waive height and area regulations. The height deviation to permit a four-story, 55-foot in height hotel in lieu of the permitted three-story and 45-foot tall building has been conditioned to ensure that rooftop mechanical equipment is not visible from abutting properties and the public right of way in order to minimize visual impacts and to ensure capability with the surrounding community. The project has requested the following yard deviations; 0-foot front yard setback in lieu of 15-foot required, one-foot easterly side yard setback in lieu of seven feet required, and a 12-foot rear yard setback in lieu of 16-foot required. The reduced front, side, and rear yard will provide more building area for additional guest rooms, amenities, and ancillary facilities. The reduce yards' help contribute to a building design consistent with the Community Plan's Commercial Site Planning design policies,

which encourages buildings to have a pedestrian oriented ground floor. The 0-foot front yard allows the hotel to provide a prominent pedestrian entrance right off of Palo Alto Street. The one-foot side yard setback abuts a commercial use while the 12-foot rear yard setback abuts the Hollywood Freeway, neither of which will impact residential uses. Thus, the location of the building has been designed to be compatible with adjacent uses. As conditioned herein, the project will enhance the built environment and will perform a function, and provide a service that will be beneficial to the community.

13. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

#### Use

The project is the construction, use, and maintenance of a four-story, 55-foot in height hotel. The building will be approximately 49,470 square feet or an F.A.R. of 2.78 to 1, which is consistent with the maximum 3 to 1 F.A.R. in the R4-1VL Zone. The multi-family zoned properties to the south of the project site across Palo Alto Street would be permitted a maximum 3 to 1 F.A.R. Existing developments within the C2-1VL Zone located to the west includes the eight-story Silver Lake Medical Center. To the south of the project are single and multi-family dwellings in the R4-1VL Zone. Approval of a hotel use would not further degrade adjacent properties and will improve the surrounding neighborhood by activating a long vacant, under-utilized site that will help address the compelling need Citywide for more hotel rooms.

#### Height and Setback

The four-story, 55-foot in height hotel will be compatible with the surrounding neighborhood. Neighboring properties rise to a height of approximately eight-stories (Silver Lake Medical Center). Although the project has requested reduced setbacks along the front (0 feet), rear (15 feet), and easterly side yard (one-foot), there will be minimal impacts to uses immediately abutting the subject property including the 101 Freeway on-ramp to the west, the 101 Freeway to the north, an automotive repair use to the west, and a surface parking lot, apartment building, single-family dwelling and LADWP substation to the south across Palo Alto Street. As proposed, the project will be compatible with the surrounding neighborhood and will not further degrade adjacent properties or the public health, welfare, and safety.

14. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The project site is located within the Echo Park-Silver Lake-Elysian Valley Community Plan, which is one of 35 Community Plans that the Land Use Element of the General Plan is comprised of. The Community Plan designates the project site with a General Commercial land use designation, with CR, C2, C4, RAS3 zones listed as corresponding zones. The project site currently zoned C2-1VL and a zone change is proposed to R4-1VL. While the R4-1VL Zone is not a corresponding zone to the General Commercial land use designation, the R4 Zone is more restrictive than C2. For each land use category, the Community Plan permits all identified corresponding zones, as well as those zones which are more restrictive. The Echo Park-Silver Lake-Elysian Valley Community Plan contains the following text:

Goal 2: An economically vital commercial sector and strong viable commercial areas that offer a diversity of goods and services to meet the needs of the community in the plan area. Commercial areas should satisfy market demand, maximize convenience, and accessibility while preserving and enhancing the unique historic and cultural identities of the district. 3

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.

### Use

The Los Angeles Municipal Code permits the use of a hotel within both the C2 and R4 Zones, subject to the approval of a Conditional Use Permit. Both the C2 and R4 Zones also require a minimum 200 square feet of lot area per guest room. The 17,773 square-foot site would thus be allowed to accommodate a maximum of 88 guest rooms. The approval of the Conditional Use Permit will not change the land use designation of the project site and will not restrict or prohibit the use of the site for purely residential uses if the hotel is no longer in operation. The project site is located within an urban area, and is adjacent to the regional freeway network, transit lines, hospitals, commercial uses, and institutional uses.

### Height and Setback

The Los Angeles Municipal Code allows for conditional use applications to waive height and area regulations. The location of the building has been designed to be compatible with adjacent uses. The requested height deviation to permit a four-story, 55-foot in height hotel building in lieu of the permitted three-stories and 45-foot in height allows the project to provide 26 additional hotel rooms on the fourth floor. Surrounding properties include the Silver Lake Medical Center, which is eight-stories in height. Further, the project will provide architectural screening to ensure that rooftop mechanical equipment is not visible from abutting properties and the public right of way in order to minimize visual impacts and to ensure capability with the surrounding community.

The project has requested the following yard deviations; 0-foot front yard setback in lieu of 15-foot required, one-foot easterly side yard setback in lieu of seven feet required, and a 12-foot rear yard setback in lieu of 16-foot required. The reduced front, side, and rear yard setbacks allows for more building area for additional guest rooms, amenities, and ancillary facilities. The reduce yards' help contribute to a building design consistent with the Community Plan's Commercial Site Planning design policies, which encourages buildings to have a pedestrian oriented ground floor. The 0-foot front yard allows the hotel to provide a prominent pedestrian entrance right off of Palo Alto Street. The one-foot side yard setback abuts a commercial use while the 12-foot rear yard setback abuts the Hollywood Freeway which will not impact residential uses. As conditioned herein, the project substantially conforms with the purpose, intent and provisions of the General Plan and Community Plan.



### Site Plan Review Findings

15. **The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and does not conflict with any applicable regulations, standards, and any applicable specific plan.**

The subject property is designated for General Commercial uses under the Echo Park-Silver Lake-Elysian Valley Community Plan, with the corresponding zones of C1.5, C2, CR, C4, and RAS3 zones. The project site currently zoned C2-1VL and a zone change is proposed to R4-1VL. While the R4-1VL Zone is not a corresponding zone to the General Commercial land use designation, the R4 Zone is more restrictive than C2. For each land use category, the Community Plan permits all identified corresponding zones, as well as those zones which are more restrictive, as referenced in LAMC Section 12.23. The proposed hotel development is consistent with the General Commercial designation and uses permitted under the (T)(Q)R4-1VL Zone applicable to the project site. Furthermore, the surrounding properties are currently developed with commercial retail, office, public facilities, single-family and multi-family residential uses, and as such, the proposed project will be compatible with the existing uses in the surrounding area.

Policies of the Community Plan includes the following:

Policy 1-1.7: Promote the unique quality and functionality of the Community Plan Area's mixed single and multiple family residential neighborhoods by encouraging infill development that continues to offer a variety of housing opportunities that capitalize on the eclectic character and architectural styles of existing development.

Policy 2-1.1: New commercial uses shall be located in established commercial areas, emphasizing more intense and efficient use of existing commercial land, ultimately contributing to and enhancing the existing urban form and village atmosphere.

The project site is currently underutilized as previously described. The proposed hotel development is consistent with the above Community Plan policy as it would result in a net increase of 88 guestrooms and 49,470 square feet of new hotel use that will offer accommodations at a variety of price points, at an infill site that will serve the Echo Park-Silver Lake-Westlake area. The proposed hotel will provide short-term housing opportunities within close proximity to hospitals, parks, tourist destinations and neighborhood serving commercial uses, thereby reducing vehicular trips, congestion, and air pollution. The hotel will help activate the surrounding area with a pedestrian oriented use and will enhance the quality of life in the Plan area.

The Framework Element of the City's General Plan was adopted on December 11, 1996 and re-adopted on August 8, 2001. The Framework Element sets forth a comprehensive long-range growth strategy for the City and defines citywide policies regarding such pertinent issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. As such, the Framework Element serves as an essential qualitative analysis tool in providing the general policy context within which to assess the merits of the proposed project relative to the project site and its surroundings, and against the established goals of the City.

The Framework Element defines General Commercial as being those designated areas within the City which are "intended to apply to a diversity of retail sales and services, office, and auto-oriented uses comparable to those currently allowed in the "C2" zone

(including residential).” The proposed development is consistent with the following General Commercial goals, objectives and policies identified within the Framework Element (Chapter 3 – Land Use):

Goal 3-H: Lower-intensity highway-oriented and local commercial nodes that accommodate commercial needs outside centers and districts.

Objective 3.12: Generally, maintain the uses, density, and character of existing low-intensity commercial districts whose functions serve surrounding neighborhoods and/or are precluded from intensification due to their physical characteristics.

Policy 3.10.1: Accommodate the development of uses in areas designated as "General Commercial" in the community plans in accordance with Tables 3-1 and 3-7. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

Relative to the site’s General Commercial designation under the Echo Park-Silver Lake-Elysian Valley Community Plan, the project site is currently underutilized as it is vacant. The applicant proposes a 49,800 square-foot 88 key hotel with 51 automobile parking spaces and 24 bicycle parking spaces. The project will help accommodate a need for hotel rooms within the Westlake – Historic Filipino town – Silver Lake – Echo Park area. As such, the proposed project is in substantial conformance with the purposes, intent and provisions of the General Plan Framework Element.

16. **The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on neighboring properties.**

#### Capability with Existing and Future Development

The proposed structure is consistent with the visual character of the area. The project would be similar in height to existing structures including the eight-story Silver Lake Medical Center, a three-story office building, and a four-story apartment building. The project has been designed to minimize impacts to the surrounding area. The proposed bulk, height, and setbacks of the hotel is similar to nearby structures, and the proposed landscaping will make the site more attractive and well integrated with the surrounding neighborhood. Further, the proposed F.A.R. of the hotel is 2.78 to 1, which is less than the permitted 3 to 1 F.A.R. permitted in the R4-1VL Zone.

#### Arrangement of Buildings (Height, Bulk, Setbacks)

The location of the building has been designed to be compatible with adjacent uses. The site abuts the Hollywood Freeway to the north and west. To the east, the site abuts a commercial use and surface parking lot. To the south and across Palo Alto Street are residential and institutional uses. The hotel observes a 0-foot front yard setback in keeping with development patterns for commercial development in the surrounding area. The reduced rear (northern) and easterly side yard setback will not impact any residential uses.

The R4 Zone requires a 15-foot front yard setback, a side yard setback of 7 feet and a rear yard setback of 16 feet. The project has proposed to provide a 0-foot front yard, a

one-foot easterly side yard, and a 12-foot rear yard. The intent of yard requirements is to ensure adequate open space and separation between buildings to protect privacy. The above referenced encroachments allow for additional building area to accommodate additional square-footage including rooms and amenities for the hotel. The improvements will not adversely affect adjacent properties.

#### Parking, Loading Areas, Trash Collection

All 51 automobile parking spaces will be provided on-site within a semi-subterranean parking level that also includes 24 bicycle parking spaces, a loading space, and a trash enclosure. A valet parking attendant will be available at all times to assist with guest parking.

#### Landscaping

The project will provide 953 square feet of landscaping including trees and scrubs. Landscaping will be provided along the rear outdoor lounge and pool terrace. Landscaping will also be provided along the Palo Alto Street frontage.

#### Lighting

The proposed project's lighting scheme will be compatible with surrounding development. Exterior lighting will illuminate on-site facilities in order to provide sufficient lighting for circulation and security, while minimizing impacts on adjacent properties. Ground level lighting for the hotel will activate and enhance the pedestrian environment at night.

The project has been conditioned, herein, to ensure that the proposed arrangement of buildings, off-street parking facilities, and other such pertinent improvements will be compatible with existing and future development on neighboring properties.

17. **That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.**

The hotel use is defined as a residential use due to the habitable rooms; however, it is not required to provide open space pursuant to LAMC Section 12.21-G as there are no dwelling units proposed. Although recreational and service amenities are not required, the hotel will provide an indoor fitness area and an outdoor deck with a pool. In addition, the ground floor lobby will offer a dining area that is open to hotel guests only. As conditioned herein, impacts will be minimized on neighboring properties.

### **Environmental Findings**

18. **Environmental Finding.** A Mitigated Negative Declaration (ENV-2015-3314-MND) 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 lead agency further finds that the attached Mitigated Negative Declaration reflect the lead agency's independent judgment and analysis; and the mitigation measures have been made enforceable conditions on the project. 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.

19. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

## PUBLIC HEARING AND COMMUNICATIONS

### Summary of Public Hearing Testimony and Communications

On May 25, 2016, the Hearing Officer held a hearing to take public testimony regarding the proposed project. The hearing was held at Los Angeles City Hall, Room 1020. The hearing was attended by the applicant team. The following is a summary of the testimony received at the public hearings:

**Applicant Presentation.** Sheryl Brady, the applicant's representative, presented the project and spoke about the goals, scope, outreach efforts, design iterations, and requested entitlements with the following highlights:

- Project provides total of 88 rooms (79 standard rooms and 9 suites)
- Contemporary design
- Lobby/Café for hotel guests only
- Amenities include on-site pool and fitness center
- All parking provided in enclosed semi-subterranean garage
- All loading/unloading to occur on-site
- 20% of parking will be EV charge ready

#### General comments:

- Parking lot layout is challenging for vehicles to park and for loading/unloading to occur.
- Not enough landscaping along Palo Alto Street frontage.

**Applicant Response.** The applicant team provided the following responses addressing comments and questions raised by the public and Hearing Officer:

- Proposed additional landscaping along Palo Alto Street frontage.
- Will submit parking plan to LADBS.
- Valet attendant will be on hand to park all vehicles.

**Summary of Written Testimony.** Written comments were provided by members of the public, the Echo Park Improvement Association, Silver Lake Medical Center and Abundant Housing LA.

**Echo Park Improvement Association.** On a letter dated May 18, 2016, the Echo Park Improvement Association (EPIA) requested that the Planning Department deny the request to allow the construction of a hotel for the following reasons: traffic due to proximity to US-101 on-ramp, lack of defined drop-off and pick-up area, inadequate parking; lack of on-street parking; challenging trash pickup/deliveries.

**Silver Lake Medical Center.** On a letter dated September 16, 2016, the Silver Lake Medical Center submitted a letter in support of the project. The hotel could serve as temporary living space for patients and family members close to the hospital.