

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 1625 West Palo Alto Street.

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

1. FIND, pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, after consideration of the whole of the administrative record, including the MND No. ENV-2015-3314-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment, that the MND reflects the independent judgment and analysis of the City, and that the mitigation measures have been made enforceable conditions on the project; and ADOPT the MND and the MMP prepared for MND No. ENV-2015-3314-MND.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code for the MMP as the Findings of Council, and ADOPT the MMP.
3. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
4. PRESENT and ADOPT the accompanying ORDINANCE dated December 8 2016, effecting a Zone Change from C2-1VL to (T)(Q)R4-1VL for the construction, use, and maintenance of a four-story, approximately 55-foot in height hotel with 88 guest rooms and 49,470 square feet of floor area, with 51 automobile parking spaces and 24 bicycle parking spaces, for the property located at 1625 West Palo Alto Street, subject to Conditions of Approval.
5. ADVISE the applicant, pursuant to Section 12.32-G of the Los Angeles Municipal Code:

...whenever property remains in a Q Qualified classification for six years... after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.

6. 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.

7. 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: AJ Patel, Morgan's Legacy LLC

Representative: Sheryl Brady, Permit Place

Case No. CPC-2015-3313-ZC-ZV-CU-SPR

CEQA No. ENV-2015-3314-MND

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - MAY 15, 2017

(LAST DAY FOR COUNCIL ACTION - MAY 12, 2017)

Summary:

At a regular meeting held on May 2, 2017, the PLUM Committee considered a Zone Change for the property located at 1625 West Palo Alto Street. After an opportunity for public comment, the Committee recommended on consent to approve the project with the proposed modifications to Exhibit A dated April 19, 2017. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

ZHC
17-0186_rpt_plum_5-2-17

-NOT OFFICIAL UNTIL COUNCIL ACTS-