

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.

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

1. FIND based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in MND, No. ENV-2015-3314-MND, adopted on January 17, 2017; and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, negative declaration, or addendum is required for approval of the project.
2. READOPT 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. PRESENT and ADOPT the accompanying ORDINANCE dated July 24, 2020, for a Zone Change from (T)(Q)R4-1VL and C2-1VL to (T)(Q)R4-1VL for the construction, use, and maintenance of a four-story hotel with 88 guest rooms, 49,470 square feet of floor area, and 51 automobile parking spaces and 24 bicycle parking spaces, for the property located at 1625 West Palo Alto Street, subject to Conditions of Approval.
4. NOT PRESENT and ORDER FILED the Ordinance dated June 4, 2020, for a Zone Change from (T)(Q)R4-1VL and C2-1VL to (T)(Q)R4-1VL for the construction, use, and maintenance of a four-story hotel with 88 guest rooms, 49,470 square feet of floor area, and 51 automobile parking spaces and 24 bicycle parking spaces, for the property located at 1625 West Palo Alto Street .
5. READOPT the FINDINGS of the City Council dated May 10, 2017 as the Findings of the Council.
6. 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.

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: AJ Patel, Morgan's Legacy LLC

Representative: Sheryl Brady, Permit Place

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

Environmental No. ENV-2015-3314-MND

Fiscal Impact Statement: None submitted by the Department of City Planning (DCP). 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 - SEPTEMBER 2, 2020

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 2, 2020)

Summary

At a special meeting held on July 28, 2020, the PLUM Committee considered a report from the DCP and a corrected Ordinance, date July 24, 2020, relative to a Zone Change for the property located at 1625 West Palo Alto Street. Staff from the DCP provided an overview of the matter. After an opportunity for public comment, the Committee recommended to approve the Ordinance, dated July 24, 2020, and Zone Change for the property located at 1625 West Palo Alto Street. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	YES
CEDILLO:	YES
LEE:	YES

-NOT OFFICIAL UNTIL COUNCIL ACTS-