

DRAFT RESOLUTION

WHEREAS, the subject project is located within the area covered by both the South Los Angeles Community Plan and the Southeast Los Angeles Community Plan footnotes adopted by the City Council on March 22, 2000 and revised on March 20, 2007;

WHEREAS, the City Planning Commission failed to act within the time period required under the Los Angeles Municipal Code (L.A.M.C.) for a requested General Plan Amendment to the South Los Angeles and Southeast Los Angeles Community Plans to modify Footnote No. 14 and Zone and Height District Changes from the [Q]C2-1VL-O Zone to the (T)(Q)C2-2D-O Zone for the subject property;

WHEREAS, pursuant to L.A.M.C. Section 11.5.6.C,2, the City Planning Commission's failure to act shall be deemed a recommendation for approval of the General Plan Amendment and Zone and Height District Change;

WHEREAS, at its meeting on February 9, 2017, the City Planning Commission recommended approval of a Development Agreement for the subject property;

WHEREAS, the project is for the construction, use and maintenance of seven-story dual branded hotel with 275 guest rooms and 1,400 square feet of ground floor commercial area;

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations;

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted South Los Angeles Community Plan and Southeast Los Angeles Community Plan to designate land use in an orderly and unified manner;

WHEREAS, the Community Commercial land use designation and the proposed (T)(Q)C2-2D-O Zone and Height District Changes will allow the project as described above, and which is consistent with the South and Southeast Los Angeles Community Plans and Zone; and

WHEREAS, the subject proposal has prepared a Mitigated Negative Declaration No. ENV-2016-2467-MND in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA);

NOW, THEREFORE, BE IT RESOLVED that the South Los Angeles Community Plan and Southeast Los Angeles Community Plan Footnote No 14 be amended to read as follows;

Notwithstanding Footnote No.1, 100% commercial projects located on Community Commercial-designated properties on Figueroa Street and the west side of Flower Street shall be limited to the existing Height District 1 and a 1.5:1 FAR. However, hotels and mixed-use (residential/commercial) developments may be designated Height District 2D, provided that the City approves the corresponding zone change to establish the Height District 2D, and provided that no such development exceeds a maximum total floor area ratio (FAR) of 3:1. An additional FAR of 1.5:1, for a maximum total FAR of 4.5:1, may be

granted for mixed- use projects that 1) set aside 20% of the dwelling units developed in the increment from 3:1 to 4.5:1 FAR for affordable housing, or 2) for projects reserved for and designed primarily to house students and/or students and their families, or 3) for projects approved by the CRA prior to Council adoption of the Figueroa Street Corridor General Plan Amendment, per Council File No. 06- 3236. The affordable housing requirement will be satisfied by units that are affordable to households that earn 30%-120% of AMI, defined as very low, low and moderate income households in Sections 50079.5, 50093, 50105 and 50106 of the California Health and Safety Code. Commercial uses in such mixed-use projects, excluding hotels with 300 guestrooms or less, shall comprise no less than 0.5 and no more than 0.9 FAR. 100% residential development shall not be permitted.