

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, Zone Change and Height District Change for the property located at 3031-3105 South Figueroa Street.

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

1. FIND, based on the independent judgment, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2016-2467-MND for the referenced project; and ADOPT the MND and the Mitigation Monitoring Program as adequate environmental clearance.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION, approved by the Mayor and the LACPC, for the General Plan Amendment to the South Los Angeles Community Plan and Southeast Los Angeles Community Plan to amend Footnote No. 14 to allow hotel projects to apply for Height District 2 and exclude hotel projects with 300 rooms or less from providing a mandated commercial floor area.
4. PRESENT and ADOPT the accompanying ORDINANCE dated February 9, 2017, effecting a Zone and Height District Change from [Q]C2-1VL-O to (T)(Q)C2-2D-O, for the demolition of an existing two-story, 72-room Vagabond Inn Motel and restaurant building and the construction, use and maintenance of a new seven-story dual branded hotel building with a maximum of 275 guest rooms and 1,400 square-feet of ground floor restaurant/café, with parking for 173 vehicles being provided in one level of subterranean-level parking and one level of at-grade within the hotel building, with the building being approximately 85-feet in height, for the property located at 3031-3105 South Figueroa Street, subject to Conditions of Approval.
5. INSTRUCT the Department of City Planning (DCP) to update the General Plan and appropriate maps pursuant to this action.
6. ADVISE the applicant of Q Qualified classification time limit, pursuant to Section 12.32-J 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: Juan Llaca, Vista Investments, LLC

Representative: Paul Garry, PSOMAS

Case No. CPC-2016-2466-GPA-VZC-HD-VCU-CUB-SPR

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.

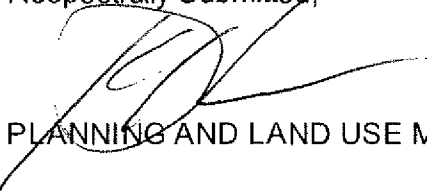
TIME LIMIT FILE - AUGUST 14, 2017

(LAST DAY FOR COUNCIL ACTION - AUGUST 11, 2017)

Summary:

At a regular meeting held on June 27, 2017, the PLUM Committee considered a General Plan Amendment, Zone Change and Height District Change for the property at 3031-3105 South Figueroa Street. After an opportunity for public comment, the Committee recommended on consent to approve the General Plan Amendment, Zone Change and Height District Change. This matter is now submitted to the Committee for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

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