

FINDINGS

General Plan/Charter Findings

1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the Wilshire Community Plan which was updated by the City Council on September 19, 2001.

The plan map designates the subject property as Regional Center Commercial land use with corresponding zones of CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4 and R5. The subject property is zoned R3P-2. The Zone Change to the (T)(Q)RAS4-2 Zone is consistent with the range of zones within the Regional Center Commercial land use designation.

Therefore, the project is consistent with the General Plan as reflected in the adopted Community Plan.

- b. **Land Use Element.**

Wilshire Community Plan. The Community Plan text includes the following relevant land use objectives and policies:

Goal 2: Encourage strong and competitive commercial sectors which promote economic vitality and serve the needs of the Wilshire community through well-designed, safe and accessible areas, while preserving historic and cultural character.

Objective 2-1: Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.

Policy 2-1.2: Protect existing and planned commercially zoned areas, especially in Regional Commercial Centers, from encroachment by standalone residential development by adhering to the community plan land use designations.

Objective 2-2: Promote distinctive commercial districts and pedestrian-oriented areas.

Policy 2-2.1: Encourage pedestrian-oriented design in designated areas and in new development.

Policy 2-2.3: Encourage the incorporation of retail, restaurant, and other neighborhood serving uses in the first floor street frontage of structures, including mixed use projects located in Neighborhood Districts

The Zone Change to the (T)(Q)RAS4-2 Zone preserves and strengthens the existing commercial development and provides additional opportunities for new commercial development and services within the surrounding area by allowing for the construction of a new 110-room hotel which will accommodate and attract visitors and tourists to the area. The mixed use project with short-term, overnight

accommodations and a ground floor restaurant will enhance and promote the pedestrian experience along Harvard Boulevard, connecting the residential neighborhood south of 7th Street with the commercial uses along Wilshire Boulevard. Therefore, the project is consistent with the Wilshire Community Plan.

- c. The **Framework Element** for the General Plan (Framework Element) 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, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

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 liveable 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 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Policy 3.2.2: Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

Policy 3.2.3: Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.

Policy 3.2.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential

neighborhoods and enhance the character of commercial and industrial districts

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.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The proposed Zone Change to the (T)(Q)RAS4-2 Zone allows for the development of a mixed-use project with short-term, commercial overnight accommodations and a ground floor restaurant, thereby contributing toward and facilitating the City's long-term economic viability and vision for a more liveable city.

The Zone Change is proper in relation to the project's location within a Regional Center and with its proximity to a major boulevard (Wilshire Boulevard) and to rail and bus services (Wilshire/Normandie Purple Line Metro Station and Metro Rapids 720). The proposed Zone Change would allow for more intense, mixed-use development of the subject property, while reducing vehicular trips to and from the project, vehicle miles traveled, and air pollution.

Additionally, the project's location on an existing, under-utilized, commercially and residentially zoned property enables the city to conserve nearby existing stable residential neighborhoods and lower-intensity commercial districts by allowing controlled growth away from such neighborhoods and districts.

Therefore, the Zone Change to the (T)(Q)RAS4-2 Zone is consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

Goal 3F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

Policy 3.10.1: Accommodate land uses that serve a regional market in areas designated as "Regional Center". Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

The proposed Zone Change to (T)(Q)RAS4-2 would allow for the development of a mixed-use project that provides 110 guest rooms and a ground floor restaurant, all

within ¼-mile of existing regional transit services (Wilshire/Normandie Purple Line Metro Station and Metro Rapids 720). The project will attract visitors and tourist to the area and, along with the ground floor restaurant, will enhance the urban environment.

Therefore, the Zone Change is consistent with the Regional Center goals, objectives and policies of the General Plan Framework Element.

Goal 5A: A liveable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.

Objective 5.2: Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.

Policy 5.2.2: Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale, and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime. Additionally, develop these areas so that they are compatible with surrounding neighborhoods.

Policy 5.2.3: Encourage the development of housing surrounding or adjacent to centers and along designated corridors, at sufficient densities to support the centers, corridors, and the transit system.

The Zone Change to the (T)(Q)RAS4-2 Zone allows for the development of a new 100-room hotel with a ground floor restaurant within a Regional Center and within ¼-mile of existing regional transit services (Wilshire/Normandie Purple Line Metro Station and Metro Rapids 720). The hotel will attract future investment by offering short-term, overnight accommodations to visitors and tourists in the area. The ground floor restaurant will encourage more nighttime activity and will enhance and promote the pedestrian experience along Harvard Boulevard, connecting the residential neighborhood south of 7th Street with the commercial uses along Wilshire Boulevard. Therefore, the Zone Change is consistent with the Urban Form and Neighborhood Design goals, objectives and policies of the General Plan Framework Element.

- d. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Harvard Boulevard, abutting the property to the east, is a Collector Street, dedicated to a variable width of between 60 and 62 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk. A 3-foot dedication is required to complete a 32-foot wide half right-of-way in accordance with Collector Street standards of Mobility Plan 2035.

The project meets the following goals and objectives of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.10: Facilitate the provision of adequate on and off-street loading areas.

The project's design, including ground floor restaurant, will encourage daytime and nighttime pedestrian activity within a highly active commercial district through pedestrian-friendly design. Furthermore, the project is required to provide a 3-foot dedication in order to achieve the 32-foot half right-of-way in accordance with the Collector Street standards of Mobility Plan 2035.

The loading area is located entirely on the subject property.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.4: Provide all residents, workers and visitors with affordable, efficient, convenient, and attractive transit services.

Policy 3.5: Support "first-mile, last-mile solutions" such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders.

Policy 3.7: Improve transit access and service to major regional destinations, job centers, and inter-modal facilities.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project's proximity to existing regional transit services (within ¼-mile of the Wilshire/Normandie Purple Line Metro Station and Metro Rapid 720 bus stop) will reduce vehicular trips to and from the project, vehicle miles traveled, and will contribute to the improvement of air quality. The adjacency of the regional transit services along with the creation of 110 hotel rooms and a 1,840 square-foot ground floor restaurant ties the proposed project into a regional network of transit and housing.

The project will provide a minimum of 10 bicycle parking spaces, including five (5) short-term and five (5) long-term spaces, in accordance with the Los Angeles Municipal Code. A separate bicycle room is located on the at-grade parking level for long-term bicycle parking. Short-term bicycle parking is located toward entrance of the lobby area.

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned, a minimum of 20% of all new parking spaces will be installed as electronic vehicle-ready.

Therefore, the Zone Change to the (T)(Q)RAS4-2 Zone is consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

- e. The **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

2. 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 2013, the Chief Legislative Analyst reported (Council File No. 13-0991) that Los Angeles Tourism and Convention Board (LATCB) sought to increase tourist visits from 42.2 million in 2013 to more than 50 million annual visitors by 2020, but that the City of Los Angeles incurred “a significant lack of hotel development in the City, with Los Angeles producing rates on average of only .7% per year for the last 25 years, compared to the national average of 1.4%.” Granting the Zone Change to the (T)(Q)RAS4-2 Zone would allow the construction of a 110-room hotel on an under-utilized site, thereby increasing the number of hotels room in the City and in support of increased tourism for the City, consistent with the goals of the Los Angeles Tourism and Convention Board. As such, the requested zone change will result in a hotel project that conforms with the public necessity, convenience, general welfare, and good zoning practices.
 - b. Convenience: Wilshire is one of the City’s most developed communities with large amount of existing and planned commercial office space. Wilshire is also one of the most transit-rich areas within the City, serviced by the Los Angeles County Metropolitan Transportation Authority bus system, the Metro Purple Line and the City of Los Angeles Department of Transportation DASH service. Two (2) Metro Purple Line stations, at Wilshire Boulevard and Normandie Avenue and at Wilshire Boulevard and Western Avenue, and local and regional bus lines along Wilshire Boulevard are all approximately one half mile from the project site. Granting the Zone and Height District Change to the (T)(Q)RAS4-2 Zone would allow the employees and guests of the hotel and restaurant patrons access and convenience to a variety of modes of transportation.
 - c. General Welfare: The Framework Element defines Regional Centers as areas intended to provide a significant number of jobs and many non-work destinations and function safely during both day and nighttime hours. The proposed 110-room hotel and restaurant will provide a significant number of jobs within approximately one half mile of a variety of modes of public transit and the project will improve pedestrian safety, comfort, and well-being along the street during evening hours.
 - d. Good Zoning Practices: Granting the Zone Change to the (T)(Q)RAS4-2 Zone would allow the redevelopment of an under-utilized site within a Regional Center. Regional Centers are intended to contain a diversity of uses such as corporate and professional offices, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities and supporting service and the development of sites and structures integrating housing with commercial uses is encouraged. The proposed 110-room hotel will provide short-term, overnight accommodations for visitors and tourists to the corporate and professional offices as well as entertainment and cultural

facilities in the Wilshire area and the proposed restaurant will further support workers, residents and visitors to the Wilshire area with additional dining options.

Section 12.24 of the L.A.M.C. Findings (Alcohol and Hotel)

- 3. 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.**

The proposed project is the construction, use and maintenance of a seven-story, 110-room hotel with a 1,840 square-foot ground floor restaurant. The project consists of a total of 64,763 square feet of floor area with a maximum height of 84 feet, six (6) inches (84'-6"). The project includes 80 automobile parking spaces within one (1) at-grade and two (2) subterranean parking levels.

The subject property is a flat, rectangular, 14,877 square-foot interior lot with a 110-foot frontage along Harvard Boulevard with a depth of 135 feet. The property is currently improved with a surface parking lot which will be removed as part of the project.

The property is located within the Wilshire Community Plan and approximately 380 feet south of Wilshire Boulevard. The Metro Purple Line subway station and Metro Rapid 720 bus stop at Wilshire Boulevard and Normandie Avenue are approximately one-quarter mile to the east of the project site.

Alcohol

The applicant is seeking a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 1,840 square-foot restaurant. The maximum number of seats proposed for the restaurant would be 59 seats, with no outdoor seating provided. The hours of the sale of alcohol would be from 7:00 a.m. to 2:00 a.m., daily, consistent with the hours permitted by the California Department of Alcohol and Beverage (ABC).

The primary use of the restaurant will be the sale of food. Alcohol sales will be secondary to the restaurant's main menu offerings. The grant herein does not permit in-room mini bars/portable bars.

The authorization to sell alcohol in conjunction with the proposed restaurant will complement the proposed hotel as well as support the surrounding community by providing a service that is beneficial to employees, visitors and local residents.

Hotel

The applicant is seeking a Conditional Use to allow the construction, use and maintenance of a 110-room hotel within 500 feet of an R-zoned property. The proposed 110-room hotel will attract future investment by offering short-term, overnight accommodations for visitors and tourists to the corporate and professional offices in the Wilshire area, and consistent with the property's Regional Center Commercial land use designation. The hotel's proximity to downtown and Hollywood along with local and regional transit services will minimize the dependence of hotel guests on the automobile which will reduce roadway congestion.

Therefore, the hotel will perform a function and provide a service that is essential and beneficial to the community, city, and the region as a whole.

4. **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.**

The proposed project is the construction, use and maintenance of a seven-story, 110-room hotel with a 1,840 square-foot ground floor restaurant. The project is a total of 64,763 square feet of floor area with a maximum height of 84 feet, six (6) inches (84'-6"). The project includes 80 automobile parking spaces within one (1) at-grade and two (2) subterranean parking levels. The site is currently improved with a surface parking lot which will be removed as part of the project.

Properties surrounding the subject site are designated for High Medium Residential and Regional Center Commercial land uses, and are zoned R3P, PB, R3, R4, (T)(Q)C2, C2, (T)(Q)C4, (Q)C4 and C4, and are primarily developed with multi-story, multi-family dwellings and commercial buildings, surface parking lots and parking structures.

Other notable developments in the surrounding area include the following:

Address	No. of Stories	FAR
3600-3624 Wilshire Boulevard	21	8.1:1
3650-3660 Wilshire Boulevard	12	7.4:1
3576-3580 Wilshire Boulevard	18	19:1
3550-3564 Wilshire Boulevard	18	17:1
3640-42 Wilshire Boulevard (667-75 Harvard Boulevard)*	7	3.7:1
699 Harvard Boulevard, 694 Hobart Boulevard, 3531 -3533 7 th Street**	16 and 21	8.5:1

* currently under construction

** approved

Alcohol

The applicant is seeking a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant. The proposed restaurant would be limited to 1,840 square feet with a maximum of 59 seats. No outdoor seating is proposed.

The hours of the sale of alcohol would be from 7:00 a.m. to 2:00 a.m., daily, consistent with the hours permitted by the California Department of Alcohol and Beverage (ABC). No dancing or entertainment has been proposed, and none has been approved.

Therefore, the proposed restaurant, including its hours of operation, will be compatible with the surrounding urban environment and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

Hotel

The applicant is seeking a Conditional Use to allow the construction, use and maintenance of a 110-room hotel within 500 feet of an R-zoned property. As indicated above, the surround neighborhood include numerous building which are similar to or much larger than the proposed hotel building. The hotel's proximity to downtown and Hollywood along with

local and regional transit services will minimize the dependence of hotel guests on the automobile which will reduce roadway congestion.

Therefore, the proposed hotel, including its size, will be compatible with the surrounding urban environment and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within the Wilshire Community Plan which designates the property for Regional Center Commercial land uses with corresponding zones of CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4 and R5. The subject property is zoned R3P-2. The applicant has requested a Zone Change to RAS4-2 for the entire property, which is consistent with the range of zones associated with the land use designation of the site.

The Community Plan text is silent with regards to the sale of alcohol, nevertheless, as discussed in Finding No. 1, the project is consistent with many of the goals and objectives of the General Plan and the Wilshire Community Plan. The project is not located within any Specific Plan.

With regards to hotels, the Community Plan characterizes the Wilshire Center Regional Commercial Center as an area with "a dense collection of high rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, and both high-rise and low-rise apartment buildings. Nevertheless, while the Community Plan text is otherwise silent with regards to hotels, as discussed in Finding No. 1, the project is consistent with many of the goals and objectives of the General Plan and the Wilshire Community Plan. The project is not located within any Specific Plan.

Therefore, the project is in substantial conformance with the purpose, intent and provisions of the General Plan and the applicable community plan.

6. The proposed use will not adversely affect the welfare of the pertinent community.

The subject is planned for Regional Center Commercial land use with the corresponding zones of CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4 and R5. The subject property is zoned R3P-2. The applicant has requested a Zone Change to RAS4-2 for the entire property. Restaurants are allowed by right in the RAS4-2 Zone if located at the ground floor. The sale of a full line of alcohol in the restaurant will be incidental to the sale of food. The requested entitlement is generally conditioned to reflect the mode of operation stated in the application for a restaurant which will be compatible with the welfare of the community.

The City Planning Commission has imposed numerous conditions to integrate the uses into the community as well as protect surrounding uses from adverse potential impacts. Other conditions imposed will maintain the order and ensure cleanliness of the restaurant and its

surroundings. Therefore, the granting the sale of alcohol will not adversely affect the welfare of the pertinent community.

7. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

The applicant is requesting a Conditional Use to allow for the sale and distribution of a full line of alcoholic beverages within one 1,840 square-foot restaurant having 59 seats, located at the ground floor, within the proposed hotel.

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, 2 on-sale and 1 off-sale licenses are allocated to subject Census Tract No. 2125.02. There are currently 19 on-site and 3 off-site licenses in this census tract which includes:

- (3) Type 21 Off Sale General
- (11) Type 41 On Sale Beer & Wine - Eating Place
- (1) Type 42 On Sale Beer & Wine - Public Premise
- (7) Type 47 On Sale General - Eating Place

According to statistics provided by the Los Angeles Police Department, within Crime Reporting District No. 2033, which has jurisdiction over the subject property, a total of 349 crimes and arrests were reported in 2015, compared to the citywide average of 181 and the high crimes and arrests reporting district average of 217 crimes for the same period.

In 2015, there were 8 Narcotics, 4 Liquor Law, 13 Public Drunkenness, 1 Disturbing the Peace, 0 Disorderly Conduct, and 2416 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Over concentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. While the site is located in a census tract where the number of existing ABC licenses exceeds ABC guidelines and within a reporting district where the crime rate is higher than the citywide average, no evidence was submitted for the record by the LAPD or adjacent residents indicating or suggesting any link between the subject site and the neighborhood's crime rate. Furthermore, given the size of the proposed restaurant and its association with the proposed hotel, the sale and consumption of alcohol is not expected in add to the existing crime levels in the area. No Revocation proceedings have been initiated within the City of Los Angeles and suspensions of alcohol licenses have occurred within the census tract in recent years.

8. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

A multi-family residential neighborhood is located approximately 300 feet to the south of the subject property and numerous sensitive uses, such as churches, synagogue and school exist within the surrounding neighborhood. While the proposed project is located in proximity to these sensitive uses, the site does not have direct access to these uses. These uses are located a substantial distance from the site and will not be directly affected by activities on the site.

Nevertheless, included in this grant are a number of general conditions that will act to minimize any impacts that might be generated by alcohol serving establishment. Furthermore, all mitigation measures identified in environmental clearance for the project have been incorporated as conditions of this grant. As conditioned, the proposed project is anticipated to not have a detrimental effect on any sensitive use in the area.

Site Plan Review Findings

9. **The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan.**

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code, with the exception of the limitations of Transitional Height.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The Wilshire Community Plan designates the subject property for Regional Center Commercial land uses with corresponding zones of CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4 and R5.

The Community Plan text is silent with regards to the sale of alcohol, nevertheless, as discussed in Finding No. 1, the project is consistent with many of the goals and objectives of the General Plan and the Wilshire Community Plan. The project is not located within any Specific Plan.

With regards to hotels, the Community Plan characterizes the Wilshire Center Regional Commercial Center as an area with "a dense collection of high rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, and both high-rise and low-rise apartment buildings. Nevertheless, while the Community Plan text is otherwise silent with regards to hotels, as discussed in Finding No. 1, the project is consistent with many of the goals and objectives of the General Plan and the Wilshire Community Plan. The project is not located within any Specific Plan.

Therefore, the project is in substantial conformance with the purpose, intent and provisions of the General Plan and the applicable community plan.

- 10. 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.**

The proposed project is the construction, use and maintenance of a seven-story, 110-room hotel with a 1,840 square-foot ground floor restaurant. The project is a total of 64,763 square feet of floor area with a maximum height of 84 feet, six (6) inches (84'-6"). The project includes 80 automobile parking spaces within one (1) at-grade and two (2) subterranean parking levels.

The subject property is a flat, rectangular, 14,877 square-foot interior lot with a 110-foot frontage along Harvard Boulevard with a depth of 135 feet. The property is currently improved with a surface parking lot which will be removed as part of the project.

In addition to the 1,840 square-foot ground floor restaurant, the project provides approximately 11,000 square feet of common area on the second floor, including meeting rooms, a business center, a guest library, guest lounge and outdoor terrace. On the third floor the project includes a fitness room and a courtyard garden area.

The guest rooms primarily range in size between 291 and 392 square feet and include one (1) or two (2) beds. Five (5) guest rooms are 540 square feet and one (1) guest room is 1,096 square feet and includes two (2) bedrooms and a full kitchen.

The proposed project is required to provide a total of 65 automobile parking spaces. The project provides 80 automobile parking spaces within one (1) at-grade and on two (2) subterranean levels. The at-grade parking level includes the pick-up and drop-off area for guests and a total of eight (8) parking spaces - three (3) electric vehicle and five (5) handicap accessible spaces. The two (2) subterranean levels are fully automated. Access to the parking area is via a two-way driveway along Harvard Boulevard.

The proposed project is required to provide a total of 10 bicycle parking spaces, including five (5) short-term and five (5) long-term spaces. A separate bicycle room is located on the at-grade parking level for long-term bicycle parking. Short-term bicycle parking is located toward entrance of the lobby area.

The property is located within the Wilshire Community Plan and approximately 380 feet south of Wilshire Boulevard. The Metro Purple Line subway station and Metro Rapid 720 bus stop at Wilshire Boulevard and Normandie Avenue are approximately one-quarter mile to the east of the project site.

Properties surrounding the subject site are designated for High Medium Residential and Regional Center Commercial land uses, and are zoned R3P, PB, R3, R4, (T)(Q)C2, C2, (T)(Q)C4, (Q)C4 and C4, and are primarily developed with multi-story, multi-family dwellings and commercial buildings, surface parking lots and parking structures.

Other notable developments in the surrounding area include the following:

Address	No. of Stories	FAR
3600-3624 Wilshire Boulevard	21	8.1:1
3650-3660 Wilshire Boulevard	12	7.4:1
3576-3580 Wilshire Boulevard	18	19:1
3550-3564 Wilshire Boulevard	18	17:1
3640-42 Wilshire Boulevard (667-75 Harvard Boulevard)*	7	3.7:1
699 Harvard Boulevard, 694 Hobart Boulevard, 3531 -3533 7 th Street**	16 and 21	8.5:1

* currently under construction

** approved

Height, Bulk and Setbacks

The height and bulk of the proposed project, at seven (7) stories and 84 feet, six (6) inches (84'-6") tall, as well as its FAR of 4.4 to 1 (4.4:1), are consistent with numerous other buildings in the immediate vicinity, as indicated above. The project, with five-foot (5') front, rear and side yards is consistent with the minimum allowable yards in the RAS4 Zone. The project does not include any reduction in any of the yard requirements. For that matter, the project does not include any deviation from the development standards of the RAS4 Zone.

Therefore, the height, bulk and setbacks of the mixed-use building will be compatible with the existing and future developments in the neighborhood.

Off-Street Parking Facilities

The proposed project is required to provide a total of 65 automobile parking spaces. The project provides 80 automobile parking spaces within one (1) at-grade and on two (2) subterranean levels. The at-grade parking level includes the pick-up and drop-off area for guests and a total of eight (8) parking spaces - three (3) electric vehicle and five (5) handicap accessible spaces. The two (2) subterranean levels are fully automated. Access to the parking area is via a two-way driveway along Harvard Boulevard.

Therefore, the off-street parking facilities will be compatible with the existing and future developments in the neighborhood.

Loading Areas

The at-grade parking level includes the pick-up and drop-off area for guests and the loading area for commercial goods. The loading area is located entirely on the subject property. In addition, the project has been conditioned to provide all loading activities on the project site. Therefore, the loading area will be compatible with the existing and future developments in the neighborhood.

Lighting

Outdoor lighting for the proposed project has been conditioned to be designed and installed with shielding, such that the light source cannot be seen from adjacent residential

properties, the public right-of-way, nor from above. Therefore, the lighting will be compatible with the existing and future developments in the neighborhood.

On-Site Landscaping

The proposed project is not required to provide any on-site landscaping, nevertheless, the project does include landscaping along the southern and western property lines as well as within the central courtyard garden area. The project proposes no other outdoor open space in which landscaping would otherwise be located.

The project will be required to provide street trees as in conformance with the standards of the Urban Forestry Division of the Board of Public Works. Therefore, the on-site landscaping will be compatible with the existing and future developments in the neighborhood.

Trash Collection

The project will include on-site trash collection for both refuse and recyclable materials, in conformance with the L.A.M.C. The trash collection is located at the ground level within the back of house area. Trash would be taken along the northern side yard to the street during pick-up.

The project has been conditioned to ensure that trash and recycling facilities will not be visible from the public right-of-way. Compliance with this condition will result in a project that is compatible with existing and future development.

Therefore, the 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 will be compatible with existing and future development on neighboring properties.

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

The proposed hotel includes 104 guest rooms which range in size between 291 and 392 square feet and include one (1) or two (2) beds, five (5) guest rooms are 540 square feet and one (1) guest room is 1,096 square feet and includes two (2) bedrooms and a full kitchen. In addition to the 1,840 square-foot ground floor restaurant, the project provides approximately 11,000 square feet of common area on the second floor, including meeting rooms, a business center, a guest library, guest lounge and outdoor terrace. On the third floor the project includes a fitness room and a courtyard garden area. Although a Hotel is defined as a residential building per the L.A.M.C. Section 12.03, only residential projects containing dwelling units are required to provide open space pursuant to L.A.M.C. Section 12.21-G.

The proposed project provides landscaping at the ground floor and within the third floor courtyard garden. Additionally, as the project conforms to the required setbacks, impacts on neighboring properties will be minimized.

Therefore, as conditioned, the project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

Environmental Findings

12. **Environmental Finding.** On February 2, 2017, a Mitigated Negative Declaration (ENV-2016-3065-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 attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. 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.

13. **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 Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain. Currently, there are no flood zone compliance requirements for construction in these zones.