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this matter, please refer to the  
Council File No.: [17-1204-S1](#)

## OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

February 7, 2018

**Council File No.:** [17-1204-S1](#)

**Council Meeting Date:** February 06, 2018

**Agenda Item No.:** 18

**Agenda Description:** MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the property located at 400 S. Alameda Street, 400-416 S. Street, and 407-417 S. Seaton Street.

**Council Action:** PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT - ADOPTED

**Council Vote:**

YES	BOB BLUMENFIELD
YES	MIKE BONIN
YES	JOE BUSCAINO
YES	GILBERT A. CEDILLO
YES	MITCHELL ENGLANDER
YES	MARQUEECE HARRIS-DAWSON
YES	JOSE HUIZAR
YES	PAUL KORETZ
YES	PAUL KREKORIAN
YES	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
YES	MONICA RODRIGUEZ
YES	DAVID RYU
YES	HERB WESSON

HOLLY L. WOLCOTT  
CITY CLERK

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the property located at 400 South Alameda Street, 400-416 South Street, and 407-417 South Seaton Street.

Recommendations for Council action:

1. FIND, pursuant to California Environmental Quality Act Guidelines Section 15074(b), after consideration of the whole of the administrative record, including MND No. ENV-2016-3656-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; that the mitigation measures have been made enforceable conditions on the project; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Natalie Schuman (Representative: Gideon Kracov, Law Office of Gideon Kracov), and THEREBY SUSTAIN the decision of the LACPC in approving MND No. ENV-2016-3656-MND, and sustaining the determination of the Advisory Agency's approval of Vesting Tentative Tract Map No. VTT-74581 for the conversion of an existing 44,600 square-foot manufacturing warehouse into a 66 guest room boutique hotel, including an approximately 3,800 square-foot restaurant, approximately 840 square feet of specialty retail, and an approximately 890 square-foot screening room, with a rooftop pool deck with bar/lounge, for the property located at 400 South Alameda Street, 400-416 South Street, and 407-417 South Seaton Street, subject to Conditions of Approval, inasmuch as the appeal has been withdrawn.

Applicant: Tyler Stonebreaker, Habita Arts District, LLC

Representative: Alfred Fraijo, Sheppard, Mullin, Richter and Hampton, LLP

Case No. VTT-74581-CN-1A

Environmental No. ENV-2016-3656-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 - FEBRUARY 19, 2018**

**(LAST DAY FOR COUNCIL ACTION - FEBRUARY 16, 2018)**

Summary:

At a regular meeting held on January 30, 2018, the PLUM Committee considered an appeal for the property located at 400 South Alameda Street, 400-416 South Street, and 407-417 South Seaton Street. Staff from the Department of City Planning provided background information on the project. The Appellant provided comments relative to their appeal withdrawal. A Representative for the Applicant provided comments in opposition to the appeal. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the determination of the LACPC, inasmuch as the appeal was withdrawn. 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	ABSENT
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**