

HOLLY L. WOLCOTT  
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SHANNON D. HOPPE  
EXECUTIVE OFFICER



Council and Public Services Division  
200 N. SPRING STREET, ROOM 395  
LOS ANGELES, CA 90012  
GENERAL INFORMATION - (213) 978-1133  
FAX: (213) 978-1040

ERIC GARCETTI  
MAYOR

BRIAN E. WALTERS  
DIVISION CHIEF

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

**OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL**

February 7, 2018

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

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

**Agenda Item No.:** 4

**Agenda Description:** MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and Zone Change and Height District Change for the property located at 400 S. Alameda Street, 400-416 South Street, and 407-417 S. Seaton Street.

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

**Council Vote:**

YES	BLUMENFIELD	YES	HARRIS-DAWSON	YES	O'FARRELL
YES	BONIN	YES	HUIZAR	YES	PRICE
YES	BUSCAINO	YES	KORETZ	YES	RODRIGUEZ
YES	CEDILLO	YES	KREKORIAN	YES	RYU
YES	ENGLANDER	YES	MARTINEZ	YES	WESSON

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**Pursuant to Charter/Los Angeles Administrative Code Section(s): 250**

**FILE SENT TO MAYOR:**

**LAST DAY FOR MAYOR TO ACT:**

**APPROVED**

**\*DISAPPROVED**

**\*VETO**

02/09/2018

Mayor

**DATE SIGNED**

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA) and Zone Change and Height District Change 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, 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-2016-3656-MND, with associated Mitigation Measures and MMP adopted on September 14, 2017, under Case No. VTT-74581-CN-1A, and pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15164, no subsequent environmental impact report, negative declaration, nor addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the LACPC, APPROVING the GPA to amend the Central City North Community Plan to change the site land use designation from Heavy Manufacturing to Community Commercial.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated September 14, 2017, effectuating a Zone Change and Height District Change to change the zone designation from M3-1-RIO to (T)(Q)C2-2-RIO 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.
5. 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 a Conditional Use to permit the on-site sales and consumption of a full line of alcoholic beverages throughout the premises, a Zoning Administrator's Adjustment to permit a zero-foot side yard setback in lieu of the seven-foot side yard setback, and a Site Plan Review for a development which creates, or results in an increase of 50 or more guest rooms, 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 modified Conditions of Approval, inasmuch as the appeal has been withdrawn.

6. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

*. . . 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. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
8. ADVISE the applicant that, pursuant to 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.
9. 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: Tyler Stonebreaker, Habita Arts District, LLC

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

Case No. CPC-2016-3655-GPA-ZC-HD-CUB-ZAA-SPR

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 a GPA and Zone Change and Height District Change 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 approve the GPA and Zone Change and Height District Change for the project, and deny the appeal inasmuch as the appeal was withdrawn. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

**PLANNING AND LAND USE MANAGEMENT COMMITTEE**

<b><u>MEMBER:</u></b>	<b><u>VOTE:</u></b>
HUIZAR	ABSENT
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**