

## FINDINGS

### General Plan/Charter Findings

#### 1. General Plan Land Use Designation.

The project site is located within the Central City North Community Plan, updated by the City Council on December 15, 2000. The project site is triangular-shaped lot, approximately 0.37 acres in size and consists of four parcels. The Community Plan designates the site for Heavy Manufacturing land uses corresponding to the M3 Zone. The site is zoned M3-1-RIO, consistent with the assigned zone under the site's land use designation.

The initiated General Plan Amendment would re-designate the project site from Heavy Manufacturing to the Community Commercial land use designation corresponds to the CR, C2, C4, RAS3, and RAS4 Zones. The department is initiating General Plan Amendments in the Arts District to Community Commercial from Heavy Manufacturing as the area is unique in that it is becoming a place with a regional draw that is attracting creative office and artist-in-residence development while maintaining a robust industrial base. As such, the reuse of the building into a new hotel will complement the range of uses in the District and will support the economic and commercial vitality in the area. The recommended zone change from M3-1-RIO to (T)(Q)C2-2-RIO for the project site would be consistent with the adoption of the recommended plan amendment and would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Central City North Community Plan.

The department is initiating General Plan Amendments in the Arts District to Community Commercial from Heavy Manufacturing as the area is unique in that it is becoming a place with a regional draw that is attracting creative office and artist-in-residence development while maintaining a robust industrial base. As such, the reuse of the building into a new hotel will complement the range of uses in the District and will support the economic and commercial vitality in the area.

2. **General Plan Text.** The rehabilitation and reuse of a manufacturing building into a new boutique hotel represents an opportunity to achieve the overarching goals of the Central City North Community Plan, which include improving the function, design, historic, and economic vitality of the area. The hotel will provide an amenity that will support the existing and future job-producing uses in the surrounding area, thereby contributing to the improvement of the economic and physical condition of the Arts District. As such, the proposed use furthers the commercial, industrial, and historic goals, objectives, and policies of the Central City North Community Plan as follows:

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.2: Protect commercially planned/zoned areas from encroachment by residential only development.

Policy 2-1.4: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

Objective 2-2: To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

Policy 2-2.2: New development needs to add to and enhance the existing pedestrian street activity.

Objective 2-4: To enhance the appearance of commercial districts.

Policy 2-4.1: Require that any proposed development be designed to enhance and be compatible with adjacent development.

Policy 2-4.2: Preserve community character, scale, and architectural diversity.

The approval of the recommended General Plan Amendment and Zone Change will allow for the adaptive reuse of an existing manufacturing building into a boutique hotel containing 66 guest rooms with a restaurant, bar, and retail space. The rehabilitation and adaptive reuse of the building would preserve the historic architectural diversity of the area while strengthening the commercial development in the area. Further, a hotel use at this location will be a supporting use to the existing and future creative office uses by providing much needed lodging to current and future visitors of the area without displacing any existing commercial or industrial uses.

Goal 17: Preservation and restoration of cultural resources, neighborhoods, and landmarks which have historical and/or cultural significance.

Objective 17-1 To ensure that the Community's historically significant resources are protected, preserved, and/or enhanced.

Policy 17-1.1 Encourage the preservation, maintenance, enhancement, and reuse of existing buildings and the restoration of original facades.

The proposed hotel, restaurant, and retail store will be housed in a building that functioned as a warehouse. The subject property consists of a single, three-story building originally constructed for mattress manufacturing in 1911. The proposed project would retain the majority of the brick exterior perimeter walls, create an interior courtyard, and include a partial, single story rooftop addition. The building has been identified as a potential contributor to a potential historic district, as identified in the draft version of the Central City North historic resources survey conducted by SurveyLA. The project will allow the applicant to preserve, enhance, and reuse the historic building by restoring the original facades and integrity of the building in the best possible condition while providing a much-needed amenity to the Arts District community without displacing any existing industrial uses.

A new hotel at the project site will contribute to the advancement of the goals and policies set forth in the General Plan and Central City North Community Plan by preserving the future development and growth of industrial lands while contributing to the employment base for community residents and the city as a whole.

3. **Framework Element.** 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 project site is currently developed with a three-story warehouse building that was built in 1911.

The initiated General Plan Amendment and recommended Zone Change will allow for the adaptive reuse of the underutilized historic property into a boutique hotel having 66 guest rooms, a restaurant, and retail space located within proximity to existing and future jobs and services, consistent with the Framework Element as follows:

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 livable city.

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 hotel is located in the Arts District, a neighborhood originally planned and zoned for industrial uses but that is now evolving into a unique district that includes industrial uses, live-work units, commercial, and retail uses, and mixed-use developments.

By adaptively reusing the warehouse building into a hotel, the project will contribute to the viability of the burgeoning creative office space, live-work lofts, and commercial uses surrounding the project site thereby strengthening the City's long-term economic viability.

In addition, the subject site is within proximity to multiple public transit options including the Little Tokyo Gold Line Station (.4 miles), Union Station (1.0 miles), Montebello Bus Lines M40 and M90, and the DASH "A" stop (1 block north) Therefore, the project is consistent with the goals of the framework element relating to the vision of a more livable city.

Goal 7B: A City with land appropriately and sufficiently designed to sustain a robust commercial and industrial base.

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Goal 7D: A City able to attract and maintain new land uses and businesses.

Objective 7.6: Maintain a viable retail base in the city to address changing resident and business shopping needs.

There are several well-known existing commercial areas, museums and media, entertainment, and tech companies signing leases in the area. The Little Tokyo Marketplace all is located less than a block north of the subject site. Additionally, the Architecture and Design Museum (A+D) opened in 2015. The initiated General Plan Amendment and the recommended Zone Change will allow for the creative reuse of a building into a much-needed hotel that will support the existing and future job-producing creative office businesses in the area. In addition to providing quality lodging options to an area of the city having only two low-cost hotels, the proposed hotel includes a restaurant and bar and a retail space on the ground floor of the building. The project not only supports current and future commercial and industrial uses but also introduces new businesses to the area helping to meet the changing resident and business shopping needs of the area.

4. **The Mobility Element.** The Mobility Element (Mobility Plan 2035) of the General Plan is not likely to be affected by the recommended action herein. Alameda Street is designated as an Avenue I, 4<sup>th</sup> Street is designated as an Avenue III, and Seaton Street is designated as a Collector Street. Given that only tenant improvements are proposed for the building no dedications have been required. The project has been condition to improve all streets adjoining the tract with reconstruction of the existing full-width concrete sidewalks with tree wells. Improvements have been imposed under the (T) Tentative Classification conditions contained within this staff report. The project meets the following policy of Mobility Plan 2035:

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.

The conversion of a manufacturing building into a hotel having ground floor restaurant and retail space will encourage pedestrian activity in an area that is evolving into a destination for creative industries, restaurants, commercial, retail, and live-work uses.

The subject site is within proximity to multiple public transit options including the Little Tokyo Gold Line Station (.4 miles), Union Station (1.0 miles), Montebello Bus Lines M40 and M90, and the DASH "A" stop (1 block north) Therefore, the project is consistent with the goals of the framework element relating to the vision of a more livable city.

5. **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.
6. **City Charter Sections 555.** The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic or physical identity.

**Amendment in Whole or in Part.** The General Plan Amendment before the City Planning Commission represents an amendment in part to the Central City North Community Plan, signifying a change to the physical identity of the project site. The project site is located in the Central City North Community Plan within the Arts District, which is a neighborhood originally planned and zoned for industrial uses but that is now rapidly transforming to include new office, live-work, commercial, and mixed-use developments within converted industrial space. The project site has an existing land use designation of Heavy Manufacturing. The proposed Plan Amendment would change the land use designation from Heavy Manufacturing to Community Commercial. The concurrent zone change would change the zoning of the site from M3-1-RIO to C2-2-RIO. The proposed project consists of the adaptive reuse of an existing manufacturing building into a boutique hotel containing 66 guest rooms with a restaurant, bar, and retail space.

The initiated General Plan Amendment to allow for Community Commercial land uses at the project site would allow for a zone change to a commercial zone that is more consistent with the uses that could be accommodated within the building. The site is developed with a warehouse constructed in 1911. Any heavy manufacturing use within the building would require substantial physical upgrades to the building. Given that the building is located in an area with commercial, retail, and live work uses, the adaptive reuse of the building into a hotel having community-serving commercial uses will contribute to the viability of the live-work, light industrial, warehouse, commercial and museum uses near the project site while maintaining an historic resource in the area.

Additionally, City concludes that approval of the Plan Amendment is an extension of significant and important economic activity in the area. It will allow for the development of a 66-room full service hotel and address the hotel shortage that currently exists in the Arts District neighborhood. Additionally, the project has the potential to generate significant additional jobs and sales tax revenue for the City. The Plan Amendment will also conform the project site to the new physical identity of the area, which is comprised of buildings ranging from one-story to five stories.

In adopting the General Plan Amendment to amend the site's land use designation from Heavy Manufacturing to Community Commercial, the City finds that based on the above facts, the subject property is a part of the significant economic and physical identity expressed by the development, uses, and land designations in the immediate area and that the building and project site contribute to the physical identity of the Arts District.

7. **City Charter Finding 556.** When approving any matter listed in Section 558, such as a legislative action amending a specific plan, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.

The project site is located in the Arts District neighborhood within the Central City North Community Plan, which is one of 35 community plans comprising the Land Use Element of the General Plan. The Arts District is a unique community in that it is a mix of industrial, commercial, live-work, retail, and creative office uses. The Community Plan designates the project site for Heavy Manufacturing land uses, corresponding to the M Zone. The site is currently zoned M3-1-RIO. It is foreseeable that the building would not be converted into a heavy manufacturing use given that surrounding uses contain live-work, commercial, retail, and office spaces. As such, the project site is located in an area developed with uses that are more common in areas zoned and designated for commercial land uses. The General Plan Amendment and Zone Change are needed for the proposed project given that the proposed use does not qualify for the Adaptive Reuse of the structure because the Adaptive Reuse Ordinance does not apply to the adaptive reuse of M-zoned properties that are located outside of the Central City Community Plan. The existing M-zoned properties containing live-work uses surrounding the project site were able to use a Zoning Administrator's Determination, pursuant to subsection 12.24-X,13 for Joint Living and Work Quarters in M zones that are located outside of the Central City Community Plan Area. However, this provision may not be applied to hotels which, while considered a residential use, are not able to apply for Joint Living and Work Quarters.

The initiated General Plan Amendment to re-designate the project site from Heavy Manufacturing to Community Commercial and the recommended Zone Change from M3 to C2 would be consistent with the overarching goals of the Central City North Community Plan in that the project will rehabilitate a manufacturing warehouse while providing a much-needed amenity to current and future visitors while also providing new community-serving restaurant and retail uses that will complement similar uses within proximity of the site. As such, the initiated General Plan Amendment and recommended Zone Change are in substantial conformance with the purpose, intent, and provisions of the General Plan to strengthen the commercial and economic base of the Community Plan Area while preserving its historic resources.

8. **City Charter Finding 558.** The initiated General Plan Amendment to the Central City North Community Plan will be in conformance with public necessity, convenience, general welfare, and good zoning practice, as described below.

#### Public Necessity, Convenience and General Welfare

Public necessity, convenience, and general welfare of the Central City North Community Plan will be better served by adopting the initiated General Plan Amendment and recommended Zone Change as they would allow for the rehabilitation and adaptive reuse of the warehouse building into a much-need hotel that would complement existing and future job-creating office space in an area greatly lacking guest rooms. Currently there are only two hotels in the Arts District – a 21-room budget hotel (American Hotel, 303 South Hewitt Street) and an 18-bed hostel/co-working space (Podshare) that is geared toward a clientele interested in bunking with other guests. The proposed boutique hotel, restaurant, and retail store will better serve the needs of the current and future community by

conveniently offering a variety of uses in close proximity to transit and employment opportunities.

Since being constructed in 1911, the building had previously housed various light manufacturing operations, including mattress manufacturing, automobile upholstery manufacturing, and textile manufacturing. Any heavy manufacturing use within the building would require substantial physical upgrades to the building. As such, the General Plan Amendment from Heavy Manufacturing to Community Commercial land uses will make the subject site consistent with the range of potential uses that can be accommodated within the historic building that is located in an area containing similar uses as the proposed hotel, restaurant, and retail space. The revitalized site will attract the interest of residents, potential investors, and businesses as the area continues to revitalize. The additional floor area is also in furtherance of good zoning practice because it will be a better use of the site and will turn it into a focal point for community activity and interaction, improve the general welfare of the community and the City, and improve design of the existing building while bringing a suite of modern amenities and features.

As such, the project is in conformity with public necessity, convenience, general welfare and good zoning practice given that the building will be restored and adaptively reused into a new boutique hotel, restaurant, and retail space, consistent and complementary to the uses surrounding the project site.

### **Entitlement Findings**

#### **9. Zone and Height District Change Findings.**

- a. Pursuant to Section 12.32.F of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

The requested zone change and height district change to (T)(Q)C2-2-RIO would allow for the change of use and addition to an existing warehouse building into a 66-guest room boutique hotel. Additionally, the Zone and Height District Change would permit a greater Floor Area Ratio (F.A.R.) from 1.5:1 to 6:1. The existing 44,600 square-foot building is legal non-conforming and has a FAR of approximately 2.74:1. As part of the project renovation, floor area will be allocated to the new fourth floor to develop additional rooftop guest rooms and open-air pool deck, bar/lounge, and fitness facilities. As such there will be a negligible reduction of floor area as defined by the L.A.M.C.

#### **Public Necessity**

Public necessity is served by utilizing the development potential allowed in the C2 Zone to provide a much-needed amenity consisting of commercial and hotel uses in an existing building built in 1911 in the Arts District neighborhood of the Central City North Community Plan. The C2 Zone would allow for the creation of a much-needed hotel that would complement existing and future job-creating office space in an area greatly lacking guest rooms. Currently there are only two hotels in the Arts District – a 21-room budget hotel (American Hotel, 303 South Hewitt Street) and an 18-bed hostel/co-working space (Podshare) that is geared toward a clientele interested in bunking with other guests. The recommended Zone Change will contribute to the expected growth and continued vitality of the community by providing additional opportunities for existing and future business and the changing face of industrial business with services and hotel rooms in the area.

### Convenience

Given that the building is located on a street that contains commercial, retail, industrial and live-work uses, the adaptive reuse of the building into a hotel having community-serving commercial uses will provide a convenience to the live-work and creative office uses near the project site while maintaining an historic resource in the area.

The proposed boutique hotel, restaurant, and retail store will better serve the needs of the current and future community by conveniently offering a variety of uses within proximity to transit and existing and future employment opportunities.

### General Welfare

The Central City North Community Plan encourages new uses that strengthen the economic base and that expand market opportunities for existing and new businesses within historically significant buildings. The applicant is proposing to rehabilitate the building into a new hotel, restaurant, and retail store that will provide existing and future tenants, workers, and visitors to the area with a new lodging and dining amenity. In addition, the hotel will include an event space that can host special occasion gatherings for live-work residents and businesses alike.

The project replaces an underutilized building and brings an active and viable use that will promote safety, create a pedestrian friendly streetscape and will create more activity to the project area. Furthermore, the site's proximity to some transit opportunities will help alleviate congestion, vehicle dependency and commute times. There is no detriment to the general welfare of the city, the surrounding community, or to the future hotel patrons.

### Zoning Practice

The project site is located within the Central City North Community Plan, which designates the site for Heavy Manufacturing land uses corresponding to the M3 Zone. Approval of the General Plan Amendment and Zone Change would allow for the rehabilitation and adaptive reuse of a manufacturing building into a much-needed hotel that would complement existing and future job-creating office space in an area greatly lacking hotel rooms. Given that the building is located in an area with commercial, retail, and live work uses, the adaptive reuse of the building into a hotel having community-serving commercial uses will contribute to the viability of the live-work and creative office uses near the project site while maintaining an historic resource in the area.

#### **b. Pursuant to Section 12.32-G and Q of the Municipal Code "T" and "Q" Classification Findings.**

The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. The "T" Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The "Q" conditions that limit the scale and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

Q Condition Nos. 1 and 2 limit the development on site to a 66-unit hotel was placed in the Conditions as this was the project analyzed in the Mitigated Negative Declaration. The Zone is being changed to a C2 Zone with a Community Commercial designation. Without the Q Condition, a more impactful project could be built on the site, as an example a mixed-used development which could house greater traffic generated uses such as office, retail and larger restaurant uses.

### **Conditional Use Findings**

- 10. 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 subject site is located in the Central City North Community Plan Area, in the Arts District neighborhood which was originally planned and zoned for industrial uses. However, the community is evolving into a unique district that includes industrial uses, live-work units, commercial and retail uses, and mixed-use developments. Many of the formerly industrial buildings within proximity of the subject site have been converted into commercial and live-work uses, consistent with existing policies that support artist-in-residence uses in the Arts District. The hotel, restaurant, and retail store will function similarly to the existing commercial uses within proximity of the site.

The applicant is requesting a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within an 66-guestroom boutique hotel having an accessory restaurant and bar on the ground floor with a rooftop outdoor deck. The proposed accessory restaurant and bar is part of redevelopment of the building and will result in an activated pedestrian experience at the sidewalk level, and will provide a desired amenity to the growing artist-in-residence and creative office community within the Arts District.

The proposed hotel, restaurant, and retail store, located in an area that is developed with similar uses, including restaurants and stores serving/selling alcoholic beverages, will be a compatible use that provides new lodging, dining, and retail amenities to residents, workers, and visitors to the Arts District. The provision of a new quality establishment that is well-maintained and operated, with ample lighting and trained staff, will enhance the neighborhood's aesthetics, convenience, livability, and security. With operating hours from 7:00 am to 2:00 am, the project will improve the security, lighting, and attractiveness of the location into the nighttime hours. As proposed and conditioned herein, the project would enhance the built environment in the surrounding neighborhood and would provide a service that would be beneficial to the community.

- 11. 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 project site is located within the Central City North Community Plan, updated by the City Council on December 15, 2000. The project site is triangular-shaped lot, approximately 0.37 acres in size and consists of four parcels. The Community Plan designates the site for Heavy Manufacturing land uses corresponding to the M3 Zone. The site is zoned M3-1-RIO, consistent with the assigned zone under the site's land use designation. The requested plan amendment and corresponding zone and height district change would re-designate the project site from Heavy Manufacturing and (T)(Q)C2-2-RIO zoning.

The project site is located in the Arts District, on the eastern edge of downtown Los Angeles. Surrounding land uses in the project site area are characterized by a mix of industrial, warehouse, wholesale, commercial, institutional, and residential uses. Buildings in the area have been adaptively remodeled for restaurant, commercial, and residential uses.

Immediately to the north (across 4th Street) is a surface parking lot serving an adjoining 5-story residential building in the M3-1-RIO Zone and a surface parking lot serving the Little Tokyo Shopping Plaza in the M2-2D-O Zone. Immediately east of the project site (across Seaton Street) are surface parking lots and two-story warehouse buildings also in the M3-1-RIO. Immediate south of the project site is an adjoining one-story warehouse building in the M3-1-RIO Zone. Immediate west (across Alameda Street) is the two-story Los Angeles Cold Storage Co. building in the M2-2D Zone.

The applicant seeks the on-site sale of a full line of alcoholic beverages in conjunction with the conversion of an existing warehouse into a 66-room boutique hotel with approximately 3,800 square-foot restaurant. The project has been designed in a manner to enhance the public realm and improve the aesthetics and safety of the surrounding area. The inclusion of alcohol uses will allow for added vibrancy within the project, which is appropriate for the development.

Considering the location of the hotel along a street having a variety of residential, commercial and industrial uses, the request is not expected to be materially detrimental to the character of the development in the immediate neighborhood. The proposed use is consistent with and would complement and support other uses in the area. As a full service hotel, bona fide restaurant, and retail store, the project will further offer a convenience for the visitors of the surrounding area and will contribute to the revitalization of the area surrounding the subject site.

Restaurants offering alcoholic beverages are consistent with the pattern of neighborhood restaurants in Los Angeles. The proposed restaurant will provide the community with a new dining option that will complement the existing retail/commercial uses. Therefore, the proposed location is admirably suited for the restaurant, in that it promotes livability and convenience for residents and employees and furthers community and economic development both in the immediate neighborhood known as the Arts District and downtown.

A number of conditions addressing operational issues are imposed to safeguard public welfare and enhance public convenience. This will ensure a use which will be desirable to the public convenience and the general welfare of residents, visitors, and workers of the Arts District. The hotel, restaurant, and retail store is expected to sell alcohol responsibly and will be required to adhere to all applicable governmental regulations. The applicant's request is consistent and harmonious with the adjacent and surrounding uses. Therefore, as conditioned, 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 public health, welfare, and safety of the immediate neighborhood.

**12. 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 twelve 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 Los Angeles Municipal

Code. Except for the 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 Central City North Community Plan designates the property for Heavy Manufacturing land uses. The project site is zoned M3-1-RIO. However, with the approval of the General Plan Amendment and Zone Change, the project site will be designated Community Commercial land uses (corresponding to the CR, C2, C4, RAS3, and RAS4 Zones) and will be zoned (T)(Q)C2-2-RIO, which is consistent with the proposed uses at the subject site. In conjunction with the requested Conditional Use for the sale of alcoholic beverages, the project would be in substantial conformance with the following policies of the General Plan as it is reflected within the Central City North Community Plan:

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.2: Protect commercially planned/zoned areas from encroachment by residential only development.

Policy 2-1.4: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

Objective 2-2: To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

Policy 2-2.2: New development needs to add to and enhance the existing pedestrian street activity.

Objective 2-4: To enhance the appearance of commercial districts.

Policy 2-4.1: Require that any proposed development be designed to enhance and be compatible with adjacent development.

Policy 2-4.2: Preserve community character, scale, and architectural diversity.

The request to serve and sell alcohol at the site will be consistent with these objectives and policies through the creation of a mix of hotel with a restaurant and retail component that would attract a variety of consumers. The proposed project's mix of commercial uses will bring even more pedestrian activity to the area. Alcohol service incidental to food sales is a common amenity in many sit-down restaurants in the neighborhood. The availability of alcohol for on-site consumption provides another option for a wide range of activities on site and as an option for leisure to cultivate community activity and to create an enjoyable experience for area residents. Overall, the project supports bringing commercial activity to an area with large new residential developments, creates a pedestrian-friendly environment, and promotes the welfare and economic well-being of the local residents.

The sale of a full line of alcoholic beverages in association with the operation of a hotel and restaurant is not specifically addressed in the Community Plan text. In such cases, the City Planning Commission must interpret the intent of the Plan. The Community Plan goals and objectives seek to encourage appropriate uses within the existing environs with adequate mitigation to insure compatibility between adjoining uses. The business will be operated with consideration of the adjacent businesses and residents, fulfills a desired service, and is compatible with the neighborhood in both appearance and use as conditioned herein, and the uses will be maintained consistent with the goals and objectives of the Community Plan and, thereby, with the General Plan and its elements.

### **Additional required findings for the sale of alcoholic beverages**

#### **13. The proposed use will not adversely affect the welfare of the pertinent community.**

The surrounding urban environment is predominantly light industrial, live-work lofts, commercial, and retail uses. The proposed project involves the conversion of an existing warehouse into a 66-guest room boutique hotel with restaurant and retail uses. The site is approximately 16,320 square feet in area. Three sides of the project site abut public streets, with only the southerly side abutting another industrial zoned property developed with a warehouse.

Immediately to the north (across 4th Street) is a surface parking lot serving an adjoining 5-story residential building in the M3-1-RIO Zone and a surface parking lot serving the Little Tokyo Shopping Plaza in the M2-2D-O Zone. Immediately east of the project site (across Seaton Street) are surface parking lots and two-story warehouse buildings also in the M3-1-RIO. Immediate south of the project site is an adjoining one-story warehouse building in the M3-1-RIO Zone. Immediate west (across Alameda Street) is the two-story Los Angeles Cold Storage Co. building in the M2-2D Zone.

The proposed project includes the renovation and adaptive reuse of an existing three-story 44,000 square-foot warehouse building to a new 66-room boutique hotel having restaurant and retail uses. The project will include 66 rooms on the first, second, third and fourth floors and a 3,800 square-foot restaurant with a rooftop outdoor bar/lounge area with a full line of alcoholic beverages for on-site consumption. Any noise generated on-site will not exceed the noise limits as regulated by the City's noise ordinance. Furthermore, the hotel, restaurant and retail store will comply any additional conditions imposed by the City Planning Commission to avoid impacts on the community.

Diversity amongst uses is common in the immediate surrounding area and while there are live-work uses near the subject site, the proposed establishments open to the public serving alcoholic beverages will be part of a controlled and monitored operation. In addition, numerous conditions have been imposed to ensure that the use is integrated into the community as well as to protect community members from adverse potential impacts. Additional conditions have been recommended for consideration by the California Department of Alcoholic Beverage Control that regulate the sale of alcoholic beverages to prevent adverse impacts to the neighborhood. Other conditions imposed will maintain the order and ensure cleanliness of the project and its surroundings. Therefore, the granting of the request will not adversely impact the welfare of the pertinent community.

#### **14. 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 of 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 proposed development will consist of 44,000 square feet of hotel, restaurant, and retail uses. The applicant seeks a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption within 66 rooms, 3,800 square feet of restaurant space and within hotel areas and the outdoor rooftop space.

According to the California State Department of Alcoholic Beverage Control licensing criteria, three licenses (two on-site and one off-site) are allocated to the subject Census Tract No. 2060.31, which had a population of 2,957 of August 2016. There are currently 48 licenses within this census tract, including 34 on-site, 13 off-site, and one instructional tasting alcohol license.

Overconcentration 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.

Statistics from the Los Angeles Police Department reveal that in Crime Reporting District No. 1309, which has jurisdiction over the subject property, a total of 398 crimes were reported in 2015 compared to the citywide average of approximately 181 crimes and the high crime reporting district average of approximately 217 crimes for the same period. Part 1 Crimes for the reporting district included: Part 2 Crimes for the reporting district include: Narcotics/Drug Violations (15), Liquor Laws (1), Drunkenness (3), Disorderly Conduct (10), and DWI Related (44),

While the site is also located in a census tract where the crime rate is substantially 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. Further, there is no specifically established link between the above information and the property, given that the project site does not currently serve alcoholic beverages. The incorporation of conditions relative to the specific operation of the establishment was deemed necessary in order to mitigate any possible adverse impact on the welfare of the surrounding area. The public safety measures to mitigate potential nuisance activities have been incorporated into the grant to assure better oversight. Therefore, as conditioned, it is not anticipated that the sale of alcoholic beverages for on-site consumption would adversely affect the community welfare.

- 15. 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.**

While there are no single-family dwellings, schools, hospitals, or churches within 1,000 feet of the site, there are live-work lofts within proximity of the project site that are located within converted industrial buildings.

The site has exterior and security lighting to keep the area well-lit and safe into the nighttime hours. This lighting will be directed onto the subject space, away from the adjacent properties and is designed to eliminate glare. Hotel and restaurant staff are required to continuously monitor the area, keeping it safe for patrons and workers. Additionally, noise is not expected to exceed levels allowed by the City's noise ordinance. The economic welfare of the community depends on healthy and viable commerce, and the hotel and restaurant, as proposed, will provide the community with economically viable and neighborhood-serving commercial uses. The surrounding neighborhood has been and continues to be a mixed-use neighborhood with a mixture of industrial, commercial, retail, restaurant, live-work lofts, and entertainment outlets. The restaurant and bar will sell alcohol responsibly and will adhere to all applicable governmental regulations. The existing building is surrounded by other similar uses and should have no impact on any sensitive uses in the community. Therefore, approval of this Conditional Use will not detrimentally affect any residentially zoned or developed properties and will not affect any nearby sensitive uses. Furthermore, the hotel, restaurant, and retail store will comply with any additional conditions imposed by the City Planning Commission should it be determined that they are necessary in order to avoid impacts on the community.

Lastly, the proposed use will not detrimentally affect nearby residential properties and other sensitive uses because the urban environment mostly contains mixed-use buildings with residents that both expect and desire more commercial developments. While the sale of alcoholic beverages is important to the restaurants that will be located within the proposed project's tenant spaces, their sale and service will be incidental to primary operations and, as such, no detrimental effects would be expected from the proposed project.

### **Zoning Administrator's Adjustment**

- 16. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The proposed project involves the conversion of an existing warehouse into a 66-guest room boutique hotel with restaurant and retail uses. The site is approximately 16,320 square feet in area. Three sides of the project site abut public streets, with only the southerly side abutting another industrial zoned property developed with a warehouse. The applicant is requesting relief from Section 12.11-C of the Municipal Code which required a side-yard of 7-feet as the building is being converted to include hotel which is defined as a residential use per the L.A.M.C. The project is the adaptive re-use of the existing building. As such, the existing building will remain in place. In order to accommodate the required side yard, the existing would have to be physically reduced in size. Additionally, there is an anomaly in the Zoning Code which labels hotels as residential buildings though they are commercial enterprises. The yard requirements are built into the Code to provide light and air for residential uses. . Hotel rooms are proposed on all floors. As is common in all hotels there is only one window wall facing out-ward with the remaining walls windowless. Those the rooms will receive ample light from the windows on their outward facing walls. The surrounding properties have zero setbacks which are consistent with the development pattern of the Arts District and buildings which currently house industrial uses and those that have been adaptively repurposed for commercial and residential uses.

The granting of this adjustment will result in development compatible and consistent with the surrounding uses in that said vicinity uses are highly urbanized and developed with

primarily industrial and commercial buildings which do not require setbacks. The project's fourth floor will be stepped back significantly from the property line.

- 17. In light of the project as a whole including any mitigation measures imposed, 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 granting of the adjustment to reduce the rear yard setback will not result in adverse impacts to the surrounding properties or to the subject property. Buildings in the area have been adaptively remodeled for restaurant, commercial, and residential uses. Buildings range in height from one-story to five-stories. As many of the buildings were former industrial or commercial developments, many are built from property line to property line.

Furthermore, above the third floor, and with respect to all other development standards, the proposed project conforms to the requirements of the Municipal Code. In addition, a Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program (ENV-2016-3656-MND), was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). No comments were received during the public comment period. The MND, mitigation measures, and Mitigation Monitoring program were adopted by the City's Advisory Agency on August 17, 2017 in connection with the City's action in Case No. VTT-74581. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds in its independent judgment and analysis that this project was environmentally assessed in Case No. ENV-2016-3656-MND. 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.

Therefore, the project as a whole as designed, including any mitigation measures imposed will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

**a. General Plan Land Use Designation.**

The project site is located within the Central City North Community Plan, updated by the City Council on December 15, 2000. The project site is triangular-shaped lot, approximately 0.37 acres in size and consists of four parcels. The Community Plan designates the site for Heavy Manufacturing land uses corresponding to the M3 Zone. The site is zoned M3-1-RIO, consistent with the assigned zone under the site's land use designation.

The initiated General Plan Amendment would re-designate the project site from Heavy Manufacturing to the Community Commercial land use designation corresponds to the CR, C2, C4, RAS3, and RAS4 Zones. The department is initiating General Plan Amendments in the Arts District to Community Commercial from Heavy Manufacturing as the area is unique in that it is becoming a place with a regional draw that is attracting creative office and artist-in-residence development while maintaining a robust industrial base. As such, the reuse of the building into a new hotel will complement the range of uses in the District and will support the economic and commercial vitality in the area. The recommended zone change from M3-1-RIO to (T)(Q)C2-2-RIO for the project site would be consistent with the adoption of the

recommended plan amendment and would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Central City North Community Plan.

The department is initiating General Plan Amendments in the Arts District to Community Commercial from Heavy Manufacturing as the area is unique in that it is becoming a place with a regional draw that is attracting creative office and artist-in-residence development while maintaining a robust industrial base. As such, the reuse of the building into a new hotel will complement the range of uses in the District and will support the economic and commercial vitality in the area.

**b. General Plan Text.**

The rehabilitation and reuse of a manufacturing building into a new boutique hotel represents an opportunity to achieve the overarching goals of the Central City North Community Plan, which include improving the function, design, historic, and economic vitality of the area. The hotel will provide an amenity that will support the existing and future job-producing uses in the surrounding area, thereby contributing to the improvement of the economic and physical condition of the Arts District. As such, the proposed use furthers the commercial, industrial, and historic goals, objectives, and policies of the Central City North Community Plan as follows:

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.2: Protect commercially planned/zoned areas from encroachment by residential only development.

Policy 2-1.4: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

Objective 2-2: To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

Policy 2-2.2: New development needs to add to and enhance the existing pedestrian street activity.

Objective 2-4: To enhance the appearance of commercial districts.

Policy 2-4.1: Require that any proposed development be designed to enhance and be compatible with adjacent development.

Policy 2-4.2: Preserve community character, scale, and architectural diversity.

The approval of the recommended General Plan Amendment and Zone Change will allow for the adaptive reuse of an existing manufacturing building into a boutique hotel containing 66 guest rooms with a restaurant, bar, and retail space. The rehabilitation and adaptive reuse of the building would preserve the historic architectural diversity of the area while strengthening the commercial development in the area. Further, a hotel use at this location will be a supporting use to the existing and future creative office uses by providing much needed lodging to current and future visitors of the area without displacing any existing commercial or industrial uses.

Goal 17: Preservation and restoration of cultural resources, neighborhoods, and landmarks which have historical and/or cultural significance.

Objective 17-1 To ensure that the Community's historically significant resources are protected, preserved, and/or enhanced.

Policy 17-1.1 Encourage the preservation, maintenance, enhancement, and reuse of existing buildings and the restoration of original facades.

The proposed hotel, restaurant, and retail store will be housed in a building that functioned as a warehouse. The subject property consists of a single, three-story building originally constructed for mattress manufacturing in 1911. The proposed project would retain the majority of the brick exterior perimeter walls, create an interior courtyard, and include a partial, single story rooftop addition. The building has been identified as a potential contributor to a potential historic district, as identified in the draft version of the Central City North historic resources survey conducted by SurveyLA. The project will allow the applicant to preserve, enhance, and reuse the historic building by restoring the original facades and integrity of the building in the best possible condition while providing a much-needed amenity to the Arts District community without displacing any existing industrial uses.

A new hotel at the project site will contribute to the advancement of the goals and policies set forth in the General Plan and Central City North Community Plan by preserving the future development and growth of industrial lands while contributing to the employment base for community residents and the city as a whole.

c. **Framework Element.**

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 project site is currently developed with a three-story warehouse building that was built in 1911.

The initiated General Plan Amendment and recommended Zone Change will allow for the adaptive reuse of the underutilized historic property into a boutique hotel having 66 guest rooms, a restaurant, and retail space located within proximity to existing and future jobs and services, consistent with the Framework Element as follows:

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 livable city.

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 hotel is located in the Arts District, a neighborhood originally planned and zoned for industrial uses but that is now evolving into a unique district that includes industrial uses, live-work units, commercial, and retail uses, and mixed-use developments. By adaptively reusing the warehouse building into a hotel, the project will contribute to the viability of the burgeoning creative office space, live-work lofts, and commercial uses surrounding the project site thereby strengthening the City's long-term economic viability.

In addition, the subject site is within proximity to multiple public transit options including the Little Tokyo Gold Line Station (.4 miles), Union Station (1.0 miles), Montebello Bus Lines M40 and M90, and the DASH "A" stop (1 block north) Therefore, the project is consistent with the goals of the framework element relating to the vision of a more livable city.

Goal 7B: A City with land appropriately and sufficiently designed to sustain a robust commercial and industrial base.

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Goal 7D: A City able to attract and maintain new land uses and businesses.

Objective 7.6: Maintain a viable retail base in the city to address changing resident and business shopping needs.

There are several well-known existing commercial areas, museums and media, entertainment, and tech companies signing leases in the area. The Little Tokyo Marketplace all is located less than a block north of the subject site. Additionally, the Architecture and Design Museum (A+D) opened in 2015 located two blocks east of the project site. The initiated General Plan Amendment and the recommended Zone Change will allow for the creative reuse of a building into a much-needed hotel that will support the existing and future job-producing creative office businesses in the area. In addition to providing quality lodging options to an area of the city having only two low-cost hotels, the proposed hotel includes a restaurant and bar and a retail space on the ground floor of the building. The project not only supports current and future commercial and industrial uses but also introduces new businesses to the area helping to meet the changing resident and business shopping needs of the area.

d. **Mobility Element.**

The Mobility Element (Mobility Plan 2035) of the General Plan is not likely to be affected by the recommended action herein. Alameda Street is designated as an Avenue I, 4<sup>th</sup> Street is designated as an Avenue III, and Seaton Street is designated as a Collector Street. Given that only tenant improvements are proposed for the building no dedications have been required. The project has been condition to improve all streets adjoining the tract with reconstruction of the existing full-width concrete sidewalks with tree wells. Improvements have been imposed under the (T) Tentative Classification conditions contained within this staff report. The project meets the following policy of Mobility Plan 2035:

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.

The conversion of a manufacturing warehouse into a hotel having ground floor restaurant and retail space will encourage pedestrian activity in an area that is evolving into a destination for creative industries, restaurants, commercial, retail, and live-work uses.

The subject site is within proximity to multiple public transit options including the Little Tokyo Gold Line Station (.4 miles), Union Station (1.0 miles), Montebello Bus Lines M40 and M90, and the DASH "A" stop (1 block north) Therefore, the project is consistent with the goals of the framework element relating to the vision of a more livable city.

- e. **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.

The granting of this adjustment will result in development compatible and consistent with the surrounding uses in that said vicinity uses are highly urbanized and developed with primarily commercial and industrial buildings which do not require setbacks.

### **Site Plan Review**

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

The Central City North Community Plan designates the site with a land use designation of Heavy Manufacturing, with the corresponding zone: M3. The site is presently zoned M3-1-RIO and is thus consistent with the land use designation. As proposed, the requested plan amendment would re-designate the project site from Heavy Manufacturing to Community Commercial, which lists the following corresponding zones: CR, C2, C4, RAS3, and RAS4. The requested zone and height district change to (T)(Q)C2-2-RIO for the project site would be consistent with the adoption of the recommended plan amendment. The commercial uses proposed as part of the requested development, including hotel, retail and restaurant uses are all permitted in the C2 Zone. In conjunction with the requests herein, the project would be in substantial conformance with the General Plan as it is reflected within the Central City North Community Plan following goals, objectives, and policies:

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.2: Protect commercially planned/zoned areas from encroachment by residential only development.

Policy 2-1.4: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

Objective 2-2: To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

Policy 2-2.2: New development needs to add to and enhance the existing pedestrian street activity.

Objective 2-4: To enhance the appearance of commercial districts.

Policy 2-4.1: Require that any proposed development be designed to enhance and be compatible with adjacent development.

Policy 2-4.2: Preserve community character, scale, and architectural diversity.

The approval of the recommended General Plan Amendment and Zone Change will allow for the adaptive reuse of an existing manufacturing building into a boutique hotel containing 66 guest rooms with a restaurant, bar, and retail space. The rehabilitation and adaptive reuse of the building would preserve the historic architectural diversity of the area while strengthening the commercial development in the area. Further, a hotel use at this location will be a supporting use to the existing and future creative office uses by providing much needed lodging to current and future visitors of the area without displacing any existing commercial or industrial uses.

Goal 17: Preservation and restoration of cultural resources, neighborhoods, and landmarks which have historical and/or cultural significance.

Objective 17-1 To ensure that the Community's historically significant resources are protected, preserved, and/or enhanced.

Policy 17-1.1 Encourage the preservation, maintenance, enhancement, and reuse of existing buildings and the restoration of original facades.

The proposed hotel, restaurant, and retail store will be housed in a building that functioned as a warehouse. The subject property consists of a single, three-story building originally constructed for mattress manufacturing in 1911. The proposed project would retain the majority of the brick exterior perimeter walls, create an interior courtyard, and include a partial, single story rooftop addition. The building has been identified as a potential contributor to a potential historic district, as identified in the draft version of the Central City North historic resources survey conducted by SurveyLA. The project will allow the applicant to preserve, enhance, and reuse the historic building by restoring the original facades and integrity of the building in the best possible condition while providing a much-needed amenity to the Arts District community without displacing any existing industrial uses.

- 20. 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 adjacent properties and neighboring properties.**

The proposed project would convert the warehouse into a 66-room boutique hotel and will retain the majority of the brick exterior perimeter walls, create an interior courtyard, and include a partial, single story rooftop addition. Specifically, the project would include an approximately 3,800 square foot ground floor restaurant, approximately 840 square feet of ground floor specialty retail, and an approximately 890 square foot screening room. The four-story hotel would include ground floor lobby, retail, dining, and hotel rooms; second

and third floor hotel rooms; and fourth floor hotel rooms and outdoor amenity deck. The project would increase the height of the existing building from approximately 39 feet to up to 60 feet in height. The project would maintain the original building setbacks and relationship to existing buildings. The hotel and restaurant entries would be along Seaton Street. The project would include landscaping on the roof and the installation of trees and planters.

#### Height, Bulk and Setbacks

The proposed project would convert the warehouse into a 66-room boutique hotel and will retain the majority of the brick exterior perimeter walls, create an interior courtyard, and include a partial, single story rooftop addition. Specifically, the project would include an approximately 3,800 square foot ground floor restaurant, approximately 840 square feet of ground floor specialty retail, and an approximately 890 square foot screening room. The four-story hotel would include ground floor lobby, retail, dining, and hotel rooms; second and third floor hotel rooms; and fourth floor hotel rooms and outdoor amenity deck. The project would increase the height of the existing building from approximately 39 feet to up to 60 feet in height. The project would maintain the original building setbacks and relationship to existing buildings.

The project site is located in the Arts District, on the eastern edge of downtown Los Angeles. Surrounding land uses in the project site area are characterized by a mix of industrial, warehouse, wholesale, commercial, institutional, and residential uses. Buildings in the area have been adaptively remodeled for restaurant, commercial, and residential uses. Buildings range in height from one-story to five-stories. As many of the buildings were former industrial or commercial developments, many are built from property line to property line.

#### Off-street Parking Facilities/Loading

The project site is triangular-shaped lot, bounded by 4th Street on the north, Alameda Street on the west and Seaton Street on the east. As the project is the adaptive re-use of an existing building, loading and unloading of hotel guest and visitors is proposed take place along Seaton Street. The project may implement valet parking with the use of leased spaces in the surrounding neighborhood, shuttle services to/from public transportation locations, and discount codes for ride sharing services.

As the project site includes an existing manufacturing warehouse which provides no parking and was legally constructed prior to 1950, pursuant to the LADBS October 6, 1997 memorandum, the manufacturing warehouse is considered to be legal non-conforming with regard to parking and is afforded a parking credit based on the number of parking spaces that would otherwise be required under current zoning requirements. Parking is available in surrounding surface lots and structures in the area. Additionally, street parking is available along Alameda Street and 4<sup>th</sup> Street.

#### Lighting

The project would provide illumination at street level for security. All lighting on the upper levels would be shielded and focused on the project site and directed away from the neighboring land uses. The project would include architectural features and facades with a low level of reflectivity. Additionally, the project is required to provide new street lights and pedestrian lights along Alameda Street, 4<sup>th</sup> Street, and Seaton Street.

#### Landscaping

Existing trees along Alameda Street would be preserved. Trees would be planted along Seaton Street within planters and on the outdoor amenity deck. 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 out of view from the public. 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.

**21. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

The project does not have a residential component. However, the project does include approximately 5,600 square feet of open space, such as a rooftop amenity deck with pool, hot tub, lounge, and fitness area. The project also includes an approximately 760 square foot spa, 600 square foot indoor fitness room, and a 3,800 square foot ground floor restaurant. Overall, the project provides hotel guests with over 10,000 square feet of recreational and service amenities. These amenities will serve to enhance the residential experience for guests and will minimize impacts on services and properties within the surrounding area.

#### Environmental Findings

**22. Environmental Finding.** A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program (ENV-2016-3656-MND), was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). No comments were received during the public comment period. The MND, mitigation measures, and Mitigation Monitoring program were adopted by the City's Advisory Agency on August 17, 2017 in connection with the City's action in Case No. VTT-74581. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds in its independent judgment and analysis that this project was environmentally assessed in Case No. ENV-2016-3656-MND. 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.

**23. 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 outside of the flood zone. Currently, there are no flood zone compliance requirements for construction in these areas.