

FINDINGS

(As amended by the City Planning Commission June 14, 2018)

GENERAL PLAN FINDINGS

1. **General Plan Land Use Designation.** The subject property is within the Wilshire Community Plan Area, which was adopted by the City Council on September 19, 2001. The project site contains seven parcels where four are zoned C2-1 and two are zoned R4-1. The Plan Map designates the subject property for Community Commercial and High Medium Residential land uses corresponding to the R4, CR, C2, C4, P, PB, RAS3, and RAS4 Zones. The proposed Vesting Zone Change will change the current C2 Zoned parcels fronting Olympic Boulevard and Kenmore Avenue to a RAS4 Zone. The project will retain the existing R4 Zone fronting Kenmore Avenue. The proposed Zone Change is consistent with the Community Commercial General Plan Land Use designation.
2. **General Plan Text.** The Wilshire Community Plan text includes the following relevant provisions, 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 2-1.1: New commercial uses should be located in existing established commercial areas or shopping centers.*
- *Policy 2-1.3: Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.*

Objective 2-3: Enhance the visual appearance and appeal of commercial districts.

The project proposes to construct a new mixed-use six-story hotel with ground floor commercial on a site that has been underutilized at the southeast intersection of Olympic Boulevard and Kenmore Avenue. The applicant has requested a Vesting Zone Change for the C2-1 Zoned portion of the property to be zoned (T)(Q)RAS4-1 in order to develop the site to a 3:1 FAR in conjunction with the abutting R4 Zone.

In concurrence with the requested Conditional Uses and Zone Variance, the Vesting Zone Change would enable the development of a hotel that is compatible with the existing commercial and residential development in the area. The project's proposed second-floor restaurant and in-room controlled access cabinets (mini-bars) are consistent with the existing and permitted commercial uses in the area. The development will provide easy access to transit, amenities and services for hotel guests. The proposed restaurant, fitness room and multi-purpose room will provide access to new amenities for visitors and guests that live and play in the Koreatown area. With the enhanced architectural design, the project has been designed to create a pedestrian friendly environment that will enhance the streetscape along Olympic Boulevard.

3. **Framework Element.** The Citywide General Plan Framework Element is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban

form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services. The Element establishes the following land use categories: Neighborhood Districts, Community Centers, Regional Centers, Downtown Center, Mixed-Use Boulevards and Industrial Districts that are broadly described by ranges of intensity/density, heights, and lists of typical uses. The definitions reflect a range of land use possibilities found in the City's already diverse urban, suburban, and rural land use patterns. The project site is located approximately 2 miles south of the 101-Freeway, 1.6 miles west of the 110-Freeway, and 1.6 miles of the north of the 10-Freeway.

The existing Community Commercial land use designation for the C2-Zoned parcels fronting Olympic Boulevard allows for the development of mixed use projects which is consistent with the pattern of neighboring residential and commercial uses. The High Medium Residential land use designation for the R4-Zoned parcels allows for dense residential development corresponding to the R4 Zone which is consistent with multiple four- to five-story buildings in the immediate area. The Zone Change from C2-1 to (T)(Q)RAS4-1 will allow a maximum 3:1 FAR which is appropriate given the context of this area, in that it provides for a mixed-use project that complements the commercial and residential character of the surrounding area. The maximum 3:1 FAR across the site is an appropriate density, given that the site is located within the Community Commercial Land Use designation and consists of parcels designated for High Medium Residential with an existing 3:1 FAR.

There has been an interest in expanding hotel and commercial uses in the Koreatown area to provide more accessible and efficient amenities to visiting tourists, residents and in preparation for the 2028 Olympics in the City of Los Angeles. The Olympic Boulevard and Kenmore Avenue intersection is appropriate for the proposed development with the requested increased FAR and density. The General Plan Land Use Designations would remain compatible with the surrounding area's density and height. The scale and nature of the proposed development would be consistent with the pattern of development that has taken place in the surrounding area. The area contains a diverse mix of uses such as single- and multi-family structures, corporate and professional offices, retail commercial strip malls, health facilities, support services, restaurants, automotive uses, entertainment facilities and cultural facilities.

The Mixed-Use Boulevard concept encourages cohesive commercial development that incorporates retail, office and / or parking accessible on the ground level. Typically, Mixed-Use Boulevards connect the City's Neighborhood Districts, Community Centers, Regional Centers and Downtown and generally will range within a floor area ratio from 1.5:1 up to 4:1 and will be characterized by one- to two-story commercial structures up to three- to six-story mixed-use buildings between centers. The Wilshire Community Plan cites the need to preserve and enhance hotel uses along Olympic Boulevard and designates the street as a mixed-use boulevard that is designed to encourage pedestrian activity, reduce traffic circulation / congestion, and invigorate commercial areas. The proposed project is consistent with these objectives by providing a mixed-use 120-unit hotel that consists of 6,103 square feet of retail commercial space on the ground-level accessible to patrons along the Olympic Boulevard frontage, and a hotel amenity area that includes a restaurant, gym and multi-purpose room on the second-floor accessible to hotel guest only. The project will activate Olympic Boulevard by replacing currently under-utilized commercial uses with a development that improves the quality of the public realm with a pedestrian-scale design in an urban setting and will generate pedestrian activity during and after normal commercial business hours. Further, the street level of the project proposes a combination of street trees, shrubs and ground cover to enhance the public realm.

The proposed Zone Change for properties fronting Olympic Boulevard and Kenmore Avenue from C2-1 to (T)(Q)RAS4-1 is a lateral change within the Community Commercial land use

designation that will be appropriate for the area. The proposed mixed use development consisting of hotel and commercial uses and observing a maximum 3:1 FAR is consistent with the building scale and existing uses in the surrounding community.

The proposed project complies with applicable provisions of the Los Angeles Municipal Code and the Wilshire Community Plan. The proposed project would be in conformance with several goals of the Framework Element as described below.

a. *Land Use Chapter - Framework Element*

Establishes general principles to encourage growth and increase land use intensity around transit nodes, to create a pedestrian oriented environment while promoting an enhanced urban experience and provide for places of employment.

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 above objective and policy seeks to concentrate new commercial development in existing commercial districts and in areas that are able to support such development which are in close proximity to bus and transit corridors. The project will meet this objective and policy by providing a new mixed commercial and hotel use along Olympic Boulevard, a Mixed-Use Boulevard and commercial corridor. As conditioned, the Project will be designed in harmony with the existing neighborhood and minimize impacts on neighboring properties. The character of the immediate area includes a mix of commercial uses along Olympic Boulevard bordering low to high medium density residential uses south of the subject site. The Project's recommended density and height will be compatible with adjacent land uses.

b. *Economic Development Chapter – Framework Element*

The Framework Element's fundamental economic development goals are to provide the physical locations and competitive financial environment necessary to attract various types of economic development, and to encourage the geographic distribution of job growth in a manner supportive of the City's overall planning objectives.

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.

Objective 7.3 - Maintain and enhance the existing businesses in the city.

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

The project entails the demolition of a billboard, one-story single-family home, surface parking lot and three commercial structures (auto body repair shop with spray paint booth,

dentist office and car title loan company) for the construction of a new six-story mixed-use commercial and hotel structure, consisting of 120 guest units, 6,103 square feet of commercial retail space and 13,550 square feet of hotel amenity space. The project will contain a total of 104 on-site vehicle parking spaces located at-grade and within two subterranean garage parking levels. The project will provide 16 short-term bicycle parking spaces within the property's rear yard setback and 16 long-term bicycle parking spaces on the first subterranean parking garage level.

The project will generate economic growth and maintain a viable retail base in the City. Similar to developments located in Mixed-Use Boulevards, the proposed project will provide a significant number of jobs through the hotel, restaurant and retail uses. The development of sites and structures integrating mixed-use is encouraged in conjunction with supporting services, recreational uses, open space, and amenities. The mixed-use development is consistent with ongoing redevelopment efforts in the community. The Project will also enhance the Koreatown area by providing commercial uses that specifically cater to on-site residents and the business community located in close proximity to the site. The Project supports revitalization through developing an underutilized site with a use that will provide an economic and social benefit to the residential, commercial, and other types of uses located in the area. The proposed project will generate an additional influx of patrons to the area who will likely frequent the various retail and restaurant businesses currently located along the Olympic Boulevard mixed-use corridor.

c. **Mobility Plan 2035**

Mobility Plan 2035, an Element of the General Plan guides development of a citywide transportation system with the goal of ensuring the efficient movement of people and goods. The Mobility Plan 2035 recognizes that primary emphasis must be placed on maximizing the efficiency of existing and proposed transportation infrastructure through advanced transportation technology, reduction of vehicle trips, and focused growth in proximity to public transit. The project aligns with the goals of the Mobility Element by dedicating access for future street improvements, developing an underutilizing site along a Mixed-Use Boulevard within close proximity to transit lines with access to major regional corridors and activating the site by creating an enhanced pedestrian experience. Olympic Boulevard is a designated Boulevard II Street, dedicated to a right-of-way width of 110 feet and roadway width of 80 feet. The Street is fully improved with an asphalt roadway, concrete curb, gutter, landscaped median and sidewalk (the Street does not provide left turn access onto Kenmore Avenue). Kenmore Avenue is a designated Standard Local Street, dedicated to a right-of-way width of 60 feet and roadway width of 36 feet. The Street is fully improved with an asphalt roadway, concrete curb, gutter, sidewalk and stop sign heading north towards Olympic Boulevard.

The Bureau of Engineering (BOE) is requiring that a 5-foot dedication be provided along Olympic Boulevard to complete a 55-foot half right-of-way in accordance with Boulevard II standards of Mobility Plan 2035, including a 15-foot by 15-foot cut corner at the intersection of Olympic Boulevard and Kenmore Avenue. No dedications are required along Kenmore Avenue. BOE is also requiring the following improvements along Olympic Boulevard: construct surfacing to join the existing improvements to provide a 40-foot wide half roadway in accordance with Boulevard II standards, including asphalt pavement, integral concrete curb, concrete gutter and a 15-foot wide concrete sidewalk. Also, construct an access ramp at the intersection of Kenmore Avenue to comply with ADA requirements. Improvements along Kenmore Avenue include the reconstruction of the sidewalk, new integral concrete curb and two-foot gutter along the property frontage and to landscape the parkway. Dedications and improvements have been imposed under the

(T) Tentative Classification conditions herein. The project as designed and conditioned will meet 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 2.6 - Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.*
- *Policy 2.10 - Facilitate the provision of adequate on and off-street loading areas.*
- *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 3.8 - Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.*

The project advances these policies by being located along a Mixed-Use Boulevard that consists of multiple transit rider options including direct access to Metro Bus Lines 728 and 28 and the DASH Wilshire Center/Koreatown. Further, the project is located within less than a mile from the Wilshire Boulevard and Normandie Avenue Purple Line Station as well as the Vermont Avenue and Wilshire Boulevard Purple and Red Line Stations. The development of 120 hotel units, along with commercial retail and hotel restaurant uses would promote ground floor pedestrian activity/circulation, and would create direct pedestrian connections between the new project and the street, in conformity with the Mobility Plan 2035's policies and objectives. The proposed project contributes to the General Plan's goal of increasing growth within commercial districts that centralizes mixed commercial developments while providing accessibility to public transit and accommodating a diversity of uses that support the needs of the City's existing and future residents, businesses and visitors.

The proposed project will provide an approximately 18-foot sidewalk along Olympic Boulevard while orienting new commercial uses toward the street and providing a high-quality, safe and comfortable walking environment. The project also calls for the dedication of a 15-foot by 15-foot cut corner at the southeast intersection of Olympic Boulevard and Kenmore Avenue, providing pedestrian facilities for the adjoining residential uses to the south. Vehicular ingress and egress to the parking garage will be accessed along Kenmore Avenue via two access points.

d. **Land Use Element – Wilshire Community Plan**

The project site is located in the Wilshire Community Plan area, which is one of the 35 community plans in the City of Los Angeles. Together, these plans comprise the Land Use Element of the General Plan and regulate how land is to be utilized. Each plan contains goals and policies to guide development in the plan area. The Wilshire Community Plan Area is often spoken of as the Mid-City Section of Los Angeles. The eastern edge of the approximately 2.5-mile wide by 6-mile long plan area is about 6 miles west of Downtown Los Angeles, while the western edge abuts the City of Beverly Hills. The area includes approximately 8,954 acres, which is about 3 percent of the total land in the City of Los Angeles.

The remaining commercial areas, designated as Community Commercial, consist of approximately 325 acres and are located on portions of Wilshire, Pico, and Olympic

Boulevards. Land uses on Pico and Olympic Boulevards include one to three-story retail and office buildings. The south side of Olympic Boulevard is predominantly improved with retail and office uses, but also supports several older low- to mid-rise apartment buildings, motels and auto-oriented establishments. The area is identified as a Mixed-Use Boulevard in the Wilshire Community Plan Land.

The proposed Zone Change from C2-1 to (T)(Q)RAS4-1 is within the limitations of the Wilshire Community Plan's Community Commercial General Plan Land Use designation which corresponds to the C1.5, C2, C4, RAS3 and RAS4 zones, allowing for a Zone Change without amending the General Plan's designated land use to permit a maximum 3:1 FAR in lieu of the required existing 1.5:1 FAR. In addition to the project's consistency with the Community Commercial General Plan Land Use designation, the project is compatible with the existing land use patterns along Olympic Boulevard and the Koreatown neighborhood. The Project will advance numerous objectives and policies contained in the Wilshire Community Plan, including:

Commercial Policies and Objectives

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

- *Policy 2-1.1 - New commercial uses should be located in existing established commercial areas or shopping centers.*
- *Policy 2-1.3 - Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.*

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.*

Objective 2-3 - Enhance the visual appearance and appeal of commercial districts.

The project entails the demolition of a bulletin billboard, one-story single-family home three commercial structures (auto body repair shop with spray paint booth, dentist office and car title loan company) and a surface parking lot for the construction of a new six-story mixed-use commercial and hotel structure (approximately 70 feet in height), consisting of 120 guest rooms, 6,103 square feet of commercial retail space and 13,550 square feet of commercial hotel space/amenity areas (19,653 square feet total commercial space). The project will contain a total of 104 on-site vehicle parking spaces located at-grade and within two subterranean garage parking levels. The project will provide a total of 32 bicycle parking spaces on-site (16 short-term and 16 long-term). The project will include approximately 77,455 square feet with a proposed Vesting Zone Change from C2-1 to (T)(Q)RAS4-1 to allow a maximum FAR of 3:1 across the project site. The project provides hotel guest rooms and commercial services which promote job sustainability and growth in close proximity to existing jobs and services along a Mixed-Use Boulevard. Development along Olympic Boulevard is predominantly improved with retail and office uses, but also supports several older low- to medium-density apartment buildings, motels and auto-oriented establishments. The Zone Change allows a higher FAR on the portion of the site currently zoned C2-1. The (T)(Q)RAS4-

1 Zone will accommodate the proposed mixed commercial and hotel use and will be consistent with the current maximum 3:1 FAR allowed on the R4 Zoned portion of the site.

On December 5, 2002, City Council approved the Residential/Accessory Service Zones (RAS3 and RAS4 zones) to provide a mechanism to increase housing opportunities, enhance neighborhoods, and revitalize older commercial corridors. The RAS4 Zone is intended to provide a tool to accommodate projected population growth in mixed-use and residential projects that is compatible with existing residential neighborhoods. The Zone Change to (T)(Q)RAS4-1 is appropriate given the context of the area, in that it provides for a mixed-use project that complements the commercial and residential character of the surrounding area. The maximum 3:1 FAR is an appropriate density, given that the site is designated for Community Commercial and High Medium Residential Land Uses within the General Plan. Currently, within Koreatown, there has been an interest in expanding commercially zoned areas with larger Floor Area Ratios to accommodate dense, larger scale developments. In this instance, the project site is located along a designated Mixed-Use Boulevard, and will observe an increased FAR of 3:1 on the currently C2-1 Zoned within the Community Commercial General Plan Land Use designation. Adjacent uses are designated as Community Commercial and High Medium Residential Land Uses. The scale and nature of the proposed development would be consistent with the pattern of development that has taken place in the surrounding area. Therefore, the site's location is appropriate for the proposed mixed-use development because it complies with the intent of the Mixed-Use Boulevard by incorporating cohesive commercial development that encourages a strong and competitive commercial sector which promotes the economic vitality and serves the needs of the Wilshire Community through a well-designed, safe and accessible development.

The Wilshire Community Plan's Objective 2-1 encourages the City to, "preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas." The area contains a variety of low- to medium scale structures in an area that includes commercial, residential, educational, cultural, and recreational uses. The project will provide opportunities for new neighborhood serving commercial uses. As a result, the proposed project will strengthen the existing commercial development in the community by adding to the consumer base and service amenities through the introduction of a new hotel. These diverse uses support balanced community development and create increased interest for the community and tourists who visit the area.

- 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.

VESTING ZONE CHANGE FINDINGS

- 4. Pursuant to Section 12.32 F and Q of the Municipal Code and Charter 556, the recommended action is in substantial conformance with the purposes, intent and provisions of the applicable plans as discussed above in Findings 1-3, and based on the findings herein, the recommended action to rezone the C2-1 parcels to (T)(Q)RAS4-1 is also consistent the public necessity, convenience, general welfare and good zoning practice.

The proposed project is a new six-story (70 feet) mixed-use project with at-grade parking and two levels of subterranean parking garage for commercial and hotel uses. The development will include 120 hotel guest rooms, approximately 6,103 square feet of ground-floor commercial space and approximately 13,550 square feet of hotel amenity space accessory to the hotel use that consists of a hotel lobby, coffee lounge, restaurant with kitchen, multi-purpose room, and fitness room. Approximately 7,162 square feet of outdoor common open space is proposed on the second- and third-floor levels, which includes a function deck and roof-top garden. The project includes 104 vehicle parking spaces and a minimum of 32 bicycle parking spaces. The project site contains approximately 30,174 square feet of lot area and is zoned C2-1 and R4-1, designated for Community Commercial and High Medium Residential Land Uses.

The Wilshire Community Plan designates the project site for Community Commercial uses, which corresponds to the C1.5, C2, C4, RAS3 and RAS4 Zones. The Zone Change from C2-1 to (T)(Q)RAS4-1, would allow for a 3:1 FAR for the entire site which is in conformance with the Wilshire Community Plan. The proposed Vesting Zone Change would result in a development that would be consistent with the public necessity, convenience, general welfare and good zoning practice. Mixed-use developments are permitted as a matter of right in commercial areas citywide, and, therefore the proposed project and the proposed zone change is not only consistent with the existing General Plan Land Use designation land use but also the surrounding land use development pattern. The area is comprised of one- to three-story properties zoned C2-1 fronting Olympic Boulevard that provide a myriad of mixed residential and community commercial uses that borders high medium density single, multi-family and condominium uses towards the rear within the R4 Zone.

a. *Public Necessity*

The rezoning of the site to accommodate the proposed project will be consistent with public necessity as it will increase both hotel and commercial retail opportunities in the Wilshire Community, in close proximity to existing jobs and services. The Project site is located within Koreatown and is adjacent to Community Commercial and High Medium Residential Land Uses. The surrounding area includes a collection of one- to three-story retail and office buildings, multi-family buildings, motels and auto-oriented establishments. The Community Commercial land use designation allows for the construction of commercial, parking, and medium-density multi-family residential uses. The proposed mixed-use development is consistent with the type of development encouraged by the General Plan Framework Element and the Wilshire Community Plan, with regard to Community Commercial development, as outlined above. The portion of the project site currently zoned C2-1 allows mixed-use projects consisting of hotel and commercial, however, the maximum FAR is 1.5:1. The R4-1 zoned portion of the project site allows for a 3:1 FAR. The requested Zone Change will allow for a larger, uniform development through accessing a 3:1 FAR across the site, contributing to the activity of the Olympic Boulevard Commercial Corridor. Therefore, the zone change is necessary to allow for a project with consistent FAR across the project site.

b. *Convenience*

The objectives of the Wilshire Community Plan include strengthening existing commercial areas and designing new development to be compatible with adjacent residential neighborhoods. Changing the existing C2 Zoned portion of the site to the RAS4 Zone will allow for the development of a more robust mixed-use commercial retail and hotel structure that complements the surrounding neighborhood. The project site will provide a commercial component that will allow for a mixed-use development that will provide a service to hotel guests, tourists and the local community. The Public Convenience is

served by centrally locating employment and hotel lodging opportunities along one of the City's active commercial corridors.

The development of mixed use projects reduces reliance on the car by locating guest rooms near job centers and shopping destinations. The project will redevelop under-utilized commercial and residentially zoned property that has direct access to Metro Bus Lines 728 and 28 and the DASH Wilshire Center / Koreatown bus line. Further, the project is located within less than a mile from the Wilshire Boulevard and Normandie Avenue Purple Line Station as well as the Vermont Avenue and Wilshire Boulevard Purple and Red Line Stations. The site is located near many office, residential, retail and restaurant uses. These opportunities increase pedestrian activity, which in turn benefits local businesses and neighborhoods. The commercial uses on-site will provide an amenity to hotel guests as well as visitors and residents that live, work and play in the area. The Applicant is the current owner of the north abutting business, Olympic Golf, which has been a staple golf retail business that sales equipment, clothes and other retail items. The Applicant plans to relocate the golf retail business into the commercial space on the ground-level.

c. *General Welfare*

Granting the Zone Change from C2-1 to the (T)(Q)RAS4-1 Zone for the C2-1 Zoned portion of the site allows for the development of an approximately 70 feet in height, mixed-use project with 120 hotel guest rooms, a 6,103 square-foot ground-floor commercial unit, and 13,550 square feet of hotel commercial uses which will support the surrounding community by providing temporary lodging for visitors, dining and retail opportunities, as well as enhancing the urban environment by encouraging daytime and nighttime activity on an under-utilized site along a Mixed-Use Boulevard. Given the project's proximity to existing transit services, the project will provide new economic opportunities and amenities at both the local and regional scale on an underutilized site near a major transit corridor. In addition to increasing employment opportunities in the area, the project will also attract visitors to stay in the area with limited quality hotel options. The proposed project will promote the general welfare of the community by the following:

- Help meet local job and temporary housing needs;
- Enhance the sense of community in the area by providing a mixed-use development near substantial public transit opportunities and facilities; and
- Revitalize an under-utilized site.

The condition requiring EV-ready parking spaces (installed with chargers) onsite will support the adoption of low and zero emission transportation fuel sources by the project's occupants and visitors. The condition requiring solar panels will support the site's EV chargers and other site electrical uses to help reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, these conditions provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and City in response to General Plan Health and Wellness Element Policies 5.1 (reduce air pollution), 5.7 (reduce greenhouse gas emissions); Air Quality Element policy 4.2.3 (ensuring new development is compatible with alternative fuel vehicles), 5.1.2 (shift to non-polluting sources of energy in buildings and operations); Mobility Element Policy 4.1 (expand access to transportation choices) and 5.4 (encourage adoption of low emission fuel sources, new mobility technology and supporting infrastructure). The solar and EV conditions are also good zoning practice because they provide a convenient service amenity to the occupants or visitors who use electric vehicles and utilize electricity on site for other

functions. As such, the Project provides recreational and service amenities to improve habitability for the residents and to minimize impacts on neighboring properties.

d. *Good Zoning Practice*

The purpose of the RAS Zones is to “provide a mechanism to increase housing opportunities, enhance neighborhoods, and revitalize older commercial corridors.” The project would redevelop underutilized commercial and parking uses with a new mixed-use development.

The requested Vesting Zone Change from C2-1 to (T)(Q)RAS4-1 is in substantial conformance with the purposes, intent and provisions of the General Plan, and is consistent with good zoning practice because it will provide for development of a mixed use project that complements the commercial and residential character of the area. The Zone Change would allow for an increased FAR from 1.5:1 to a maximum 3:1 on the C2-1 Zoned portion of the site, allowing more dense residential and commercial uses along Olympic Boulevard, a designated Mixed-Use Boulevard, which will provide a consistent FAR across the entire site providing for a better overall design. The proposed density, project size, and 3:1 FAR, is compatible and consistent with the multi-family and commercial uses in the area. The proposed Zone Change will enhance the pedestrian experience, provide new opportunities for commercial development, meet local tourist and resident needs, and provide a development compatible with the surrounding area. This would enable the project to attract critical investment to the Koreatown area, contributing to an economic environment that fosters entertainment-related uses, increased pedestrian activity, and jobs.

The proposed Vesting Zone Change will result in a project that is consistent with surrounding uses and the area’s development pattern. Surrounding properties are developed with low- to mid-rise community commercial and high medium residential uses. Properties located east, west and north are zoned C2-1 and developed with one- to two-story neighborhood serving retail uses including restaurants, auto repair shops, dentist, optometrist and a dilapidated sporting goods store, Olympic Golf. Properties located south of the Project site are zoned R4-1 and developed with one- to five-story residential structures including single- and multi-family apartment and condominium complexes. It is noted that in 2013 the office of Zoning Administration approved the construction of a five-story hotel development located one block west of the subject site at 1020 South Fedora Street.

A Vesting Zone Change from C2-1 to (T)(Q)RAS4-1 is appropriate given the context of this area, in that it provides for a mixed-use project which would serve as a destination among residents and visitors. The maximum 3:1 FAR is an appropriate density, given that the site is located within the Community Commercial General Plan Land Use classification. The site is located along a Mixed-Use Boulevard which encourages the development of mixed-use projects consisting of commercial and residential structures along the same block. The structure is designed to incorporate retail on the ground-floor, parking at-grade and within two subterranean parking garage levels, and hotel guest rooms on the upper floors. The intent of mixed-use development is to provide housing in close proximity to jobs and services, to reduce vehicular trips, traffic congestion and air pollution, to provide rental housing, and to stimulate vibrancy and activity in pedestrian-oriented areas. Therefore, the scale and nature of the proposed project would be consistent with the pattern of development that has taken place in the surrounding area and is in conformance with the General Plan.

“T” and “Q” Classification Findings. Per LAMC Section 12.32 G.1 and G.2, 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 limits 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.

ZONE VARIANCE FINDINGS

The Applicant is requesting a Zone Variance to allow access of uses from a less restrictive zone (RAS4-1) to a more restrictive zone (R4-1).

5. **The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

The project site consists of parcels zoned R4-1 and RAS4-1 (subject to approval). The proposed project involves the new construction of a six-story (70 feet), 77,455 square-foot mixed-use structure across the entire project site. The project includes commercial retail space on the ground floor, hotel commercial and amenity space on the second-floor and 120 hotel guest rooms on the second- through sixth-floor levels. Parking will be provided at-grade and within two subterranean garage levels. The property is located on the southeast corner of Olympic Boulevard and Kenmore Avenue and is comprised of seven (7) parcels. The portion of the project site adjoining Olympic Boulevard has a land use designation of Community Commercial and has been recommended to be rezoned to (T)(Q)RAS4-1. The remaining portion of the site adjoining Kenmore Avenue has a land use designation of High Medium Residential and will maintain the existing R4-1 Zone. The applicant is requesting a variance from LAMC Section 12.21 C.5(h) to permit accessory uses, including access between the R4 and RAS4 Zones.

The project proposes vehicular access to the project site provided via two ingress and egress access driveway ramps located along the east side of Kenmore Avenue from the R4-1 zoned portion of the site. The driveways would provide access to parking, as well as a loading and drop-off area on the ground level located in the recommended (T)(Q)RAS4-1 Zoned portion of the site. The two driveway ramps will be located approximately 90 feet and 180 feet respectively south of Olympic Boulevard. Pursuant to LAMC Section 12.23.B.7 (b) the R4 Zone is more restrictive than the RAS4 Zone. While the Los Angeles Municipal Code would permit access from the more restrictive R4 Zone to the less restrictive RAS4 Zone, it would not permit the access in the opposite direction, from the RAS4 Zone to the R4 Zone. Since access aisles and driveway aprons are located in the R4 zoned portion of the property, a variance is required to allow vehicles to exit the portion of the site zoned (T)(Q)RAS4-1 through the R4 zoned portion of the site.

As the site is being developed as a unified project, the strict application of the Zoning Ordinance would result in unnecessary hardships on a corner, dual-zoned property that has a preexisting orientation toward particular street classifications; and where the existing zoning regulations would require the project to locate the driveway apron in an area that would undermine pedestrian and vehicular public safety as explained below.

Olympic Boulevard, designated as a Boulevard II, adjoins the site to the north. Kenmore Avenue, designated a Standard Local Street, adjoins the property to the west. For projects located on a corner adjoining a Boulevard II and Local Street, like the present, LADOT recommends that access to the site be taken off of the Local Street whenever available instead of a Boulevard II. This ensures that the project will not result in an increase in traffic congestion for the area or lead to unsafe pedestrian circulation. Locating driveway access on Olympic Boulevard, the (T)(Q)RAS4-1 portion of the site, could potentially result in these negative impacts. A variance to allow vehicular access through the R4 portion of the site alleviates the traffic and pedestrian safety problem presented by the site's preexisting orientation toward the Boulevard II and Standard Local Street. Therefore, it can be found that the strict application of the provisions of the Zoning regulations would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations that were passed in the interest of public necessity, convenience, general welfare and good zoning practice (Charter 558 and LAMC Section 12.32).

6. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

The subject property is a rectangular-shaped corner lot comprised of seven contiguous parcels that spans across two zone designations. The site is bounded by Olympic Boulevard to the north with an approximate street frontage of 128 feet and Kenmore Avenue to the west with an approximate street frontage of 236 feet. The four northerly parcels that front Olympic Boulevard are proposed to be re-zoned RAS4-1 and designated for Community Commercial Land Uses. The two southerly adjoining parcels fronting Kenmore Avenue are zoned R4 and designated for High Medium Residential Land Uses. The site is unique in that the property is a corner lot located along a Mixed-Use Boulevard that spans across two zones/land use categories and fronts a designated Boulevard II and a Standard Local Street per the Mobility Plan 2035.

The proposed mixed-use project is a hotel development that is expected to offer modern day amenities including a ground-floor commercial retail use, and restaurant, gym, multi-purpose room and open space areas on the second through sixth-floor levels spanning across two different zones. The project proposes to provide 104 code required vehicular parking spaces at-grade and within two subterranean garage levels on-site. Vehicular access is provided via two ingress and egress points along Kenmore Avenue within the R4 Zone. The project proposes to provide 79 vehicular parking spaces within the R4 Zoned portion of the site and 25 vehicular parking spaces within the RAS4-1 portion of the site. The subject variance seeks to provide vehicular and pedestrian access across the more restrictive R4-1 Zone and the less restrictive RAS4-1 Zone.

Given that the project is a corner development that fronts a Boulevard II and Local Standard Street, it is customary planning practice and policy to locate vehicular access points along abutting Standard Local Streets or alleyways. Vehicular access points located adjacent to Boulevards provides safer pedestrian/vehicle circulation and deters traffic from impacted Boulevards and major street arterials. The project is consistent with the following commercial citywide design guidelines:

Objective 4: Minimize the appearance of driveway and parking areas.

4.1 – Off-Street Parking and Driveways:

- *Maintain continuity of the sidewalk by minimizing the number of curb cuts for driveways and utilizing alleys for access and egress. Where alleys do not exist, concentrate curb cuts at side streets or mid-block.*

- *Where alternatives to surface parking are not feasible, locate parking lots at the interior of the block, rather than at corner locations. Reserve corner locations for buildings.*

The project complies with the commercial citywide design guidelines by locating two curb cuts along Kenmore Avenue approximately 120 feet and 200 feet south of Olympic Boulevard. Additionally, the development activates the Olympic Boulevard and Kenmore Avenue frontage to create a strong visual streetscape. The surrounding properties in the area are developed with a mix of one- to three-story commercial structures along Olympic Boulevard and one- to five-story structures along Kenmore Avenue. The project site is unique to the surrounding area in that it is dual zoned across a less restrictive and more restrictive zone in conjunction with the development of a hotel use. The dual-zone nature of the subject site requires distinct regulations in comparison to surrounding properties with a single zone. Therefore, the variance request is necessary to allow accessibility across a less restrictive zone to a more restrictive zone to provide for a more safe, accessible and uniform functionality of the site.

- 7. Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.**

The project site is located at the southeast intersection of Olympic Boulevard and Kenmore Avenue and is comprised of seven contiguous lots across two different zones. The variance request entails allowing access across parcels consisting of the less restrictive RAS4-1 zone and the more restrictive R4-1 zoned properties. It would be an unnecessary hardship to restrict pedestrian and vehicular access in the direction required by code in an area designated for unified mixed-use developments and where the less restrictive R4 zone is situated adjacent to the existing Standard Local Street that is preferred for safe pedestrian and vehicle movement. The proposed project provides safer pedestrian and vehicular access to the site as proposed while mitigating vehicular traffic along a major boulevard by locating two curbs cuts for vehicular ingress and egress along Kenmore Avenue, a designated Standard Local Street. The project is a corner development located at the southeast intersection of Olympic Boulevard and Kenmore Avenue and is comprised of seven contiguous lots with two different zones. The request entails allowing pedestrian and vehicular access across parcels zoned RAS4-1 and R4-1. If the requested Zone Change is approved, the four northerly parcels (Lots 24 and FR 1-3) fronting Olympic Boulevard will be designated as (T)(Q)RAS4-1 and the two southerly parcels (Lots 21 through 23) fronting Kenmore Avenue will maintain the existing R4-1 Zone. The applicant seeks to utilize the site in a manner which optimizes the otherwise limiting features of the property due to the dual zoning. The variance allows the development to provide safe access for vehicular and pedestrian traffic.

- 8. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

Granting the variance request to permit vehicular and pedestrian access across the R4-1 and RAS4-1 Zones would result in a cohesive project design consisting of a mixed-use hotel and commercial structure along a designated Mixed-Use Boulevard. The project's vehicular access is provided along a Standard Local Street which provides for safer vehicular access on-site and avoids potential traffic congestion if vehicular access were taken from Olympic Boulevard.

Limiting access to the site to within only the RAS4-1 zoned portion of the property would result in a disjointed configuration of the site's functionality thereby limiting the overall use of the

site. Approval of the variance would maintain the existing proposed site design and provide a use that conforms to the character of the surrounding area.

Approval of the variance request is not anticipated to be detrimental to the character of the surrounding area as it would result in the development of a new attractively designed mixed-use project which would provide employment opportunities, a service amenity to members of the community and tourists, and the redevelopment of an underutilized site. The development will be located on an underutilized property and will serve as a catalyst to encourage additional investment in the immediate vicinity, enhancing the viability of surrounding businesses.

9. The granting of the variance will not adversely affect any element of the General Plan.

The Wilshire Community Plan is silent in regards to allowing accessory commercial access from a less restrictive zone to a more restrictive zone. Granting the variance request would result in the development of the mixed-use project as proposed which is consistent with the goals and objectives of the Wilshire Community Plan.

The Wilshire Community Plan Map designates the property for Community Commercial and High Medium Residential land uses with corresponding zones of R4, CR, C2, C4, P, PB, RAS3, and RAS4 and Height District 1. The intended use is consistent with and supportive of the General Plan as a mixed-use project containing a hotel use and commercial retail. The nature of the use is commercial and the property fronts a commercial corridor, Olympic Boulevard, which is also designated as a Mixed Use Boulevard and encourages the development of mixed-use projects. As conditioned, the proposed project substantially conforms to the purpose, intent and provisions of the Wilshire Community Plan.

SITE PLAN REVIEW FINDINGS

10. 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 proposed project involves the demolition of three commercial buildings, a surface parking lot, billboard and a one-story single-family home for the construction, use, and maintenance of a new six-story mixed-use structure with 120 hotel guest rooms, and 6,103 square feet of commercial floor area.

The project site is zoned C2-1 and R4-1. The requested entitlement includes a Zone Change for the C2-1 zoned portion of the site to (T)(Q)RAS4-1. The Zone Change is consistent with the overall goals, objectives, policies and programs of the Framework of the General Plan and the Wilshire Community Plan. The Framework Element and the Community Plan designates and encourages mixed use development along this portion of Olympic Boulevard. As designated by the Community Plan, the project site is located within the boundaries of a Mixed-Use Boulevard and is located within Koreatown.

The project is consistent with the objectives of the Community Plan in that it will strengthen viable commercial development in the area. The project will be one of the first new developments along Olympic Boulevard and will establish a new hotel in the area. The development will serve as a mechanism to help create and encourage new development and provide additional employment opportunities along an underdeveloped commercial corridor. The proposed project would be in conformance with the following Framework Element and Wilshire Community Plan objectives and policies:

The Wilshire Community Plan:

Objective 2-3: *Enhance the visual appearance and appeal of commercial districts.*

- *Policy 2-3.1: Improve streetscape identity and character through appropriate controls of signs, landscaping, and streetscape improvements; and require that new development be compatible with the scale of adjacent neighborhoods.*

The project will meet this objective and policy by providing a new mixed-use commercial and hotel development along Olympic Boulevard, a Mixed-Use Boulevard and commercial corridor. As conditioned, the Project will be designed in harmony with the existing neighborhood and minimize impacts on neighboring properties. The character of the immediate area includes a mix of commercial uses along Olympic Boulevard bordering low to high medium density residential uses south of the subject site. The Project's recommended density and height will be compatible with adjacent land uses. As part of the proposed project, the existing structures, billboard and surface parking lot will be demolished. The project will construct a new six-story (70 feet) hotel that has been designed to create a pedestrian friendly environment through the separation of vehicular and pedestrian access points. The pedestrian character of the project will aid in connecting the project to the surrounding community and uses. The project will provide trees, planting pots, and two multi-use lawn areas as well as utilize landscape as a screening mechanism along the eastern portion of the second-floor deck, the southern portion of the fourth-floor deck, and along the south property line at the ground level.

In addition, the project is consistent with many of the Urban Design Policies for individual projects in the Wilshire Community Plan that are intended to ensure that new projects are compatible with existing and future development on neighboring properties.

In addition, the project is compliant with the Citywide commercial guidelines in the following manner:

- Ground floor retail establishments in mixed-use projects should maintain at least one street-facing entrance with doors unlocked during regular business hours to maintain an active street presence.
- Ensure that commercial ground floor uses provide clear and unobstructed windows, free of reflective coatings and exterior mounted gates and security grills. Ensure that landscaping does not create a barrier between pedestrians and the building frontage, nor views into buildings at the ground floor.
- Ensure that new buildings are compatible in scale, massing, style, and/or architectural materials with existing structures in the surrounding neighborhood.
- Differentiate the ground floor from upper floors. Changes in massing and architectural relief add visual interest and help to diminish the perceived height of buildings.
- Vary and articulate the building façade to add scale and avoid large monotonous walls.
- In mixed-use projects, orient windows in street-facing units toward public streets, rather than inward, to contribute to neighborhood safety and provide design interest.
- Promote pedestrian activity by placing entrances at grade level and unobstructed from view from the public right-of-way.

The new mixed-use development will function to strengthen the identity of Olympic Boulevard as a mixed-use community. As proposed, the project will be in substantial conformance with the provisions of the General Plan and the Wilshire Community Plan. The project is not in any specific plan area.

- 11. 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 six-story mixed-use structure will create a vibrant mix of uses on an underutilized site that will attract tourists and members of the surrounding community through the provision of a hotel and ground floor commercial retail. The structure features ground-floor commercial retail space that is open to the public and hotel guest. The second-floor contains a restaurant, multi-purpose room, gym and open space for utilization by hotel guests only. Further, the structure features approximately 7,162 square feet of open space located on the second- and third- floor levels. The hotels 120 guest rooms will be located on floors two through six and will includes a unit mix that consists of four variations of guest rooms ranging in size from 320 square feet to 520 square feet with some units featuring a kitchenette and/or a balcony.

Height / Bulk / Setback

The proposed project consists of a six-story (70 feet) structure. The site is proposed to be re-zoned to (T)(Q)RAS4-1 and R4-1 which allows a consistent 3:1 FAR across the site with no building height limit. The project is located at the southeast intersection of Olympic Boulevard and Kenmore Avenue. The buildings north façade along Olympic Boulevard has an approximate frontage of 128 feet. The buildings west façade along Kenmore Avenue has an approximate frontage of 235 feet.

The project will include decorative walls on the east, west and south facades fronting residential uses that includes uniform color, material, and texture that complements the Olympic Boulevard facade of the structure. The building materials and color scheme will primarily consist of white colored smooth plaster along articulated walls, varying window types, glass railings and protruding metal and wood panels. Articulated façades, recessed entryways and decks help create variation in the building's depth that sufficiently breaks the mass and bulk of the structure. The ground-floor commercial use is clearly separated from the hotel use by incorporating glass storefronts and a protruding wood panel element along Olympic Boulevard that creates a streetscape of visual interest. The design incorporates useful outdoor spaces for the hotel guests located on the third- and fifth-floor levels and is designed in a way that reduces the visual size and bulk on east and south façades. The overall building design is highly articulated with offset architectural features to create visual interest. The project seeks side yard setback reductions ranging from one to five feet to allow for a more uniform design of the site. Therefore, the proposed project would be consistent with the LAMC building height and setback requirements.

Off-Street Parking Facilities and Loading Areas

Parking will be provided consistent with LAMC Section 12.21 A.4(b)(c). Vehicular access and the hotel's drop off area are located on the ground level along Kenmore Avenue. A total of 104 vehicular parking spaces are provided at-grade and within two subterranean garage levels at a ratio of 1 space per guestroom for the first 30 guestrooms, ½ space per guestroom for each guestroom 31-61 and 1/3 space per guestroom for each guestroom 61 and above. A total of 35 commercial parking spaces will be located on the second subterranean level at a ratio of 1 vehicle parking space per 500 square feet of gross commercial floor area, since the project is within a State Enterprise Zone which allows commercial uses at a lower parking ratio for offices, retail, restaurants and related uses. A total of 104 vehicular parking spaces will be provided. The hotel's guest rooms and open space is located on floors two through six

above the commercial retail level and is slightly stepped back from the building line providing a distinct separation from the lower levels.

Lighting

Lighting will be architecturally integrated into the structure and will consist of ambient, accent, and security lighting. All pedestrian walkways and vehicle access points will be well-lit. All lighting will be oriented towards the building, away from neighboring structures and will minimize glare and reflected heat.

Landscaping

Landscaping located on the ground level will consist of trees, shrubs and planting pots. Landscaping on Levels two and four will consist of privacy screening trees, planting pots, and two multi-use lawns to provide a buffer between activities taking place on the rooftop decks of the proposed use and the east and south adjoining residential uses. The project's landscaping creates a pedestrian-friendly ground-floor environment that helps unify and bolster continuity between the neighborhood and the project site.

Trash Collection

Trash and recycling receptacles will be located on the first subterranean garage level and will serve the entire building.

EV Parking and Solar

The condition requiring EV ready parking spaces (installed with chargers) will support the adoption of low and zero emission transportation fuel sources by the project's occupants and visitors. The condition requiring solar panels will support the site's EV chargers and other site electrical uses to help reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, these conditions provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and City in response to General Plan Health and Wellness Element Policies 5.1 (reduce air pollution), 5.7 (reduce greenhouse gas emission); Air Quality Element Policy 4.2.3 (ensuring new development is compatible with alternative fuel vehicles), 5.1.2 (shift to non-polluting sources of energy in buildings and operations); and Mobility Element Policy 4.1 (expand access to transportation choices). The solar and EV conditions are also good zoning practices because they provide a convenient service amenity to the occupants or visitors who use electric vehicles and utilize electricity on-site for other functions. The conditions allow the project to improve the health, wellness, air and mobility of the neighborhood, but within contact of the project's proposed density, uses, and features.

The proposed project as conditioned is in compliance with the Land Use Chapter and Economic Development Chapter of the General Plan Framework Element; the Mobility Plan; and the Land Use Element–Wilshire Community Plan. The site is not located within a Specific Plan. Therefore, the project will be compatible with existing and future development on adjacent and neighboring properties.

12. The residential projects provide recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The hotel use is defined as a residential use due to the habitable rooms; however, it is not required to provide open space pursuant to LAMC Section 12.21 G, as there are no dwelling units proposed. Although recreational and service amenities are not required, the hotel will provide a total of 8,657 square feet of useable open space comprised of a 1,495 square-foot fitness area located on the second-floor, and 7,162 square feet of outdoor common open

space located on the second- and fourth-floor levels. The sixth-floor level includes four units fronting Kenmore Avenue that have private covered open spaces area. Hotel amenities include a fitness room, multi-purpose room, function deck, and rooftop garden. These recreational and service amenities will improve habitability for hotel guests and visitors to the site. The project will also provide an on-site restaurant for patrons of the hotel. The project provides adequate recreational and service amenities for its visitors and hotel guests. As conditioned herein, impacts will be minimized on neighboring properties.

ZONING ADMINISTRATOR ADJUSTMENT FINDINGS

13. 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.

Pursuant to LAMC Section 12.11.5 C.2 the applicant is requesting the following reduced yard setbacks for the R4-1 Zoned portion of the project site: (1) a side yard of 1-foot 6-inches for levels one through two in lieu of the required 5 feet, and a side yard of 5 feet for levels three through six in lieu of the required 9 feet along the west property line; and (2) a side yard of 5 feet for levels three through six in lieu of the required 9 feet along the east property line, for property located in the R4 Zone.

The general purpose and intent of regulations governing yards, building separations and passageways is to provide character of development intended by the zone classification, open space, and safety. Consistently applying the regulation creates compatibility and adequate light and air between respective properties. Such regulations, however, are written on a citywide basis and cannot take into account individual unique characteristics of a specific property. An adjustment is a grant of permission to depart from the literal enforcement of a zoning ordinance and allows the property to be developed in a manner otherwise not permitted where the spirit of the ordinance is observed and is done without detrimental impacts to the community.

The project is a corner development dual zoned (T)(Q)RAS4-1 and R4-1 (subject to the approval of the zone change from C2-1 to RAS4-1) and as such would observe distinct required side and rear yard setbacks between the two zones. The site is located at the southeast corner of Olympic Boulevard and Kenmore Avenue. The project seeks to provide a uniform setback along the west elevation fronting Kenmore Avenue. Observance of the required RAS4-1 setbacks throughout the site will ensure a cohesive building design, making the project more functional. Since the westerly setback would front onto Kenmore Avenue and is not adjacent to another parcel the reduced westerly side yard setback would not result in any adverse impact upon an adjacent property. The project also requests to observe a reduced side yard setback along the east elevation. The east adjoining use is a five story multi-family building. The five-foot side yard would provide for an approximate 30-foot separation from the abutting multi-family development. The distance is sufficient in providing the feeling of open space, light and air. A reduced easterly side yard setback allows for the consistent design of the project and the provision of required parking and open space amenities without creating negative impacts on the surrounding community.

The adjustment request for reduced side yard setbacks for a corner property dual-zoned RAS4-1 and R4-1 is necessary to enable full use of the lot and as such must comply with distinct setback requirements. This presents special circumstances unique to the subject parcel which are not generally applicable to other properties in the same zone and vicinity. In order to ensure that the proposed structure is a consistent project across the RAS4-1 and R4-1 Zones, it is necessary for the project to observe a consistent setback.

Moreover, reduced setbacks on the R4-1 Zone portion of the site can still achieve the intent of the Zoning Code provision in terms of providing safety, access, light and air to the property and abutting neighboring lots. The project's site plan demonstrates that the adjustment requests are logical and consistent with the spirit and intent of the zoning regulations, and the strict adherence to the zoning regulations would be impractical and makes the project infeasible. Therefore, the project meets the intent of the zoning regulation.

- 14. 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.**

As designed, the project is not expected to result in any negative impact on the immediate area, and will maintain the character of the immediate neighborhood which like the Subject Property consists of residential and commercial uses. The request for the reduced easterly and westerly setbacks, is consistent with the general spirit, purpose and intent of the zoning regulations to provide the opportunity for mixed-use development.

The surrounding neighborhood is developed with two- to three-story commercial uses along Olympic Boulevard zoned C2-1, and one- to five-story single- and multi-family residential uses zoned R4-1. The proposed six-story mixed-use structure will create an attractive project with a vibrant mix of uses on an underutilized site that will attract tourists and retail consumers into the Koreatown neighborhood. The project will feature ample landscaping, open space amenities, pedestrian and vehicular amenities and on-site parking which will enhance the surrounding neighborhood.

In approving the instant request, potential design and privacy impacts have been considered and the grant for the proposed project has been conditioned accordingly. The grant includes a condition requiring review by the Fire Department which will ensure that emergency access remains optimum. As conditioned, the request is not anticipated to result in any adverse impacts to the surrounding area and instead will remain compatible with surrounding uses and will not degrade adjacent properties.

- 15. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The Wilshire Community Plan designates the property for Community Commercial and High Medium Residential land uses, with the corresponding zones of CR, C2, C4, P, PB, RAS3, RAS4, and R4 Zones and Height District 1. The proposed request complies with Objective 2-1 of the Wilshire Community Plan, which is intended to "Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas."

The Wilshire Community Plan does not specifically address the issue of setbacks. The subject property is not located within any specific plan area. The proposed use of the property for a mixed-use commercial retail and hotel development has not been altered by the proposed reduction in required side yard setbacks and, as such, remains consistent with the Plan land use designation and its current and future classifications. Therefore, the proposed action will be in substantial conformance with the various elements and objectives of the General Plan in that it will allow the reasonable development of a six-story mixed-use commercial and hotel structure consistent with surrounding development and R4-1 and RAS4-1 zoning.

CONDITIONAL USE FINDINGS

16. **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.**

Hotel

The applicant's request includes a Conditional Use to allow the construction use and maintenance of a hotel on property zoned R4-1 and RAS4-1. Hotels are permitted in the R4 Zone by-right if the property meets the criteria enumerated in LAMC Section 12.11. Hotels are also permitted as a matter of right in the RAS4 Zone pursuant to LAMC Section 12.11.5, which states that "any use permitted in the R4 Zone is permitted in the RAS4 Zone". While the subject property meets some of the criteria, it is located on Olympic Boulevard, a Boulevard II in the community of Koreatown. However, 25 percent or more of the area of the lot is not classified in a commercial zone, and therefore must seek approval.

The hotel will serve the needs of those who visit the area, including tourists and business travelers, in a neighborhood where there are limited lodging options. Approval of the Conditional Use will enable the development of the hotel as part of the proposed mixed-use development which will include ground floor commercial retail on a site that has been underutilized. The use of the hotel is compatible with the surrounding development and will serve as a source for increased employment. As conditioned herein, the project will enhance the built environment in the surrounding neighborhood and will provide an amenity and service that will be beneficial to visitors, members of the community and the City of Los Angeles.

Alcohol

The applicant is requesting a Conditional Use to allow the sale, dispensing and on-site consumption of a full line of alcoholic beverages in conjunction with the operation of a restaurant and mini-bars within each guest room in accessory to the construction of a new mixed-use six-story commercial and hotel development. The project will include 120 guest hotel rooms each with in-room controlled access cabinets (mini-bars) and an on-site restaurant with kitchen accessible to hotel guests only and not open to the general public. The restaurant will be located on the second floor of the building.

The proposed sale and dispensation of a full line of alcoholic beverages within an on-site restaurant for hotel guests and the request to have mini-bars within the hotel guest rooms will offer a convenience for guests to obtain and consume alcoholic beverages on-site and within the comfort of their guest rooms. This is an amenity provided in a quality hotel. In both instances, the proposed sale and consumption will occur on-site within the proposed building and will be ancillary to the main use of the hotel and restaurant. Approval of alcohol sales will increase the availability of a public convenience for on-site consumption by hotel patrons. In addition, the ability to offer alcoholic beverages to hotel guests is critical in attracting top quality dining establishments. Finally, the restaurant establishment will benefit the City through generation of additional sales tax revenue, and business license and other fees.

17. **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.**

Hotel

The project will demolish three commercial structures, a surface parking lot, bulletin billboard and a one-story single-family home for the construction of a new six-story mixed-use

commercial and hotel development, consisting of 120 guest rooms, 6,103 square feet of commercial floor area and 13,550 square feet of hotel amenity space. The building will measure approximately 77,455 square feet and observe a 3:1 FAR. In conjunction with the zone change of the C2-1 portion of the site to (T)(Q)RAS4, Height District 1 would allow a maximum 3:1 FAR, which is consistent with the maximum permitted FAR of the surrounding R4 zoned properties in the area. The High Medium Residential uses located to the south of the project site permits a maximum 3:1 FAR. Existing development adjacent to the site includes neighborhood serving retail uses such as restaurants, auto repair shops, dental offices, optometrists, a golf retail store and one-to five- story residential structures. The hotel use as part of the proposed mixed use development will increase the economic vitality of the area by redeveloping an underutilized site and serving as a catalytic project for the revitalization of Olympic Boulevard.

Approval of the Conditional Use to the hotel at this location is consistent with the goals of the R4 and RAS4 zones. As limited herein, the hotel should not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare or safety.

Alcohol

The site consists of seven contiguous lots located at the southeast intersection of Olympic Boulevard and Kenmore Avenue. The site is currently improved with a surface parking lot, billboard and three one-story commercial structures on a 30,174 square-foot site. The project will involve the demolition of current uses on-site and the construction, use and maintenance of a new 6-story mixed-use building. The project will include 120 hotel guest rooms with in-room controlled access cabinets (mini-bars), ground-floor commercial uses and second-floor hotel commercial uses including a restaurant, kitchen, multi-purpose room and fitness facility. The project consists of 104 vehicular parking spaces and 32 bicycle parking spaces. The project will include approximately 77,455 square feet with a proposed floor area ratio (FAR) of 3:1. As proposed, the project will be compatible with the immediate neighborhood which is developed with a mix of high medium residential, commercial, and low- to mid-rise office buildings.

The on-site sell and consumption of alcoholic beverages will be provided at the second-floor restaurant and in-room controlled access cabinets (mini-bars). The restaurant use and minibars will be accessible only to hotel patrons 24 hours a day, 7 days a week. At this time there is no planned layout or details in relation to the proposed restaurant use. As conditioned the project will be compatible with the surrounding properties as the subject property will be a mixed-use development located along a Mixed-Use Boulevard pursuant to the Framework Element and Wilshire Community Plan. The proposed restaurant has been conditioned so that the project's location, size, height and operations will not adversely affect or further degrade the adjacent properties or the surrounding area. The approval of the Conditional Use would allow the hotel (through the provision of minibars) and the restaurant to provide an amenity and ancillary service to hotel guests. The proposed restaurant and in-room mini bars will not 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 specific plan.**

Hotel

The project site is comprised of six lots configured in a rectangular-shape consisting of three lots fronting Olympic Boulevard and three lots fronting Kenmore Avenue located within the boundaries of Koreatown. The applicant has requested a Vesting Zone Change to (T)(Q)RAS4-1 for lots zoned C2-1, which will provide a consistent 3:1 FAR corresponding with

the surrounding R4-1 zoned uses. The Wilshire Community Plan designates the property for Community Commercial and High Medium Residential Land Uses. The Wilshire Community Plan contains the following text:

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 2-1.1: New commercial uses should be located in existing established commercial areas or shopping centers.*
- *Policy 2-1.3: Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.*

The project complies with the goal, objective and policies of the Wilshire Community Plan. The Framework Element and the Community Plan identifies this portion of Olympic as an opportunity for the development of a mixed-use development. As proposed, the project will redevelop an underutilized site with a six-story hotel/commercial mixed-use development that is compatible in use and scale with the surrounding community. In addition, the hotel will serve as an anchor development along Olympic Boulevard and attract future development into the area. The hotel will also provide a service that is limited in the area and the commercial retail uses will serve as an amenity to local residents and visitors to the area.

The project would provide enhanced landscaping, lighting, and streetscape improvements which would serve to encourage pedestrian activity on the street. The design of the hotel and commercial mixed-use structure represents a significant improvement in the visual appearance of the property. As conditioned, the proposed project substantially conforms to the purpose, intent and provisions of the General Plan and the Wilshire Community Plan.

Alcohol

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 Wilshire Plan Map designates the property for Community Commercial and High Medium Residential land uses, corresponding to the R4, CR, C2, C4, P, PB, RAS3, and RAS4 Zones.

The site's zoning is R4-1 and proposed (T)(Q)RAS4-1, are consistent with the existing land use designation of Community Commercial. The allowance to provide alcohol for the on-site sale and consumption by hotel guests is not addressed in the Community Plan text. In such cases, the intent of the Plan must be interpreted. The LAMC allows the City Planning Commission to approve the use under the authority of Section 12.24 W.1 which allows the sale or dispensing of alcoholic beverages on the premises or off-site of the premises as an incidental business in or accessory to the operation of clubs, lodges, hotels or apartment hotels if the findings of fact can be made in the affirmative. As conditioned, approval of the

conditional use can be deemed to substantially conform to the purpose, intent and provisions of the General Plan, the Wilshire Community Plan and the Los Angeles Municipal Code. The hotel will offer a full service restaurant and in-room mini-bars which will provide alcohol sales to hotel guests only. Granting the request with conditions of approval that ensure compatibility with surrounding uses will allow the proposed project to substantially conform with the purpose, intent, and provisions of the General Plan.

With conditions and limitations imposed by the City Planning Commission, the surrounding properties should be protected from predictable impacts of the proposed uses.

Additional Mandatory Findings for the Sale of Alcoholic Beverages

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

The approval of the Conditional Use to permit the sale of a full line of alcoholic beverages for sale and on-site consumption will not adversely affect the welfare of the community as the restaurant use and in-room minibars will only be accessible by hotel guests and not the general public. The surrounding properties are developed with one- to three-story commercial uses and one- to five-story residential uses. Properties located east, west and north across Olympic Boulevard are zoned C2-1 and developed with one- to two-story neighborhood serving retail uses including restaurants, auto repair shops, dentists, optometrists and a dilapidated sporting goods store. Properties located south of the Project site are zoned R4-1 and developed with one- to five-story residential structures including single- and multi-family apartment and condominium complexes.

Approval of the Conditional Use will provide an amenity to patrons lodging at the hotel and will contribute to the success and vitality of the proposed hotel and restaurant use, while reinvigorating the underutilized site. Approval of alcohol sales will increase the availability of a public convenience for on-site guests. The sale of alcoholic beverages at the hotel will be ancillary to the main services that will be provided by the hotel and restaurant. The development will benefit the City through generation of additional sales tax revenue, and business license and other fees, and by providing additional short-term and long-term employment opportunities for the restaurant use. Therefore, as conditioned, the proposed use will not adversely affect the welfare of the pertinent community.

20. 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.

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria for the subject Census Tract No. 2133.10, there are three on-site and two off-site licenses allocated. Within 1,000 feet of the subject property, there are currently 11 active licenses, including nine on-site and two off-site licenses. The number of permitted licenses is based on the population of the census tract, and in the most recent Census update (2010) the population was reported to be 3,477 residents. There exists an overconcentration of alcohol licenses in the subject census tract. The subject site is located in a Census Tract whereby properties are located within a Community Commercial Land Use designation and along a Mixed-Use Boulevard where a concentration of licenses is anticipated given the range of uses

permitted and encouraged. Finally, the proposed restaurant and guestrooms are part of the development's overall security and operational oversight.

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 license benefits the public welfare and convenience. While this may appear to be an overconcentration of licenses due to the raw numbers it should be noted that the offering of alcohol will be an amenity provided to the hotel guests on-site only and not the general public or for off-site consumption.

The ABC also recognizes that high activity entertainment, retail, government and commercial areas, such as within the Koreatown community is supported by a significant visitor/employee population in addition to the resident population base. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by surrounding residents. This is reflected in the licensing statistics noted above. Within the site's urban context, the proposed establishments, permission to sell and consume a full line of alcoholic beverages on-site, will be consistent with the character of development in the area. Therefore, it can be reasonably assured that the economic welfare of the community will not be adversely impacted.

According to statistics provided by the Los Angeles Police Department's Olympic Community Station, within Crime Reporting District No. 2055, which has jurisdiction over the subject property, a total of 46 Part II Crimes (Arrests) were reported during 2016. This is less than the 181 reported Part II offenses on average, per district City-wide. Alcohol related Part II Crimes reported in 2016 include Narcotics (2), Liquor Laws (2), Public Drunkenness (1), Disturbing the Peace (1), DUI related (13) and other offenses (14). 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. The related 46 total arrests comprise about 28 percent of the total Part II Arrests reported (181) for District No. 2055, approval of the Conditional Use will not likely contribute to a substantial increase in these types of offences, particularly since conditions relating to the sale or dispensing of alcoholic beverages will reduce potential negative impacts.

- 21. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration of 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.**

The hotel guest rooms and restaurant use will be incorporated into the mixed-use development and separated from nearby residential uses by setbacks, landscaping and a 6-foot tall CMU wall. The area contains a mix of commercial, office, residential, hotel and surface parking uses. Because the site is located on a designated Mixed Use Boulevard, the Wilshire Community Plan permits a variety of commercial and residential uses. The provision of a mixed-use hotel and commercial use within the zone is expected within the Community Plan area. The Community Commercial Land Use designation encourages commercial uses, including mixed-use, commercial and higher density residential uses. In this instance the provision of alcohol is only permitted through a Conditional Use permit as an ancillary use to a hotel.

The site is located within 1,000 feet of several sensitive uses including Berrendo Middle School, Monsenor Oscar Romero Charter Middle School, Mariposa-Nabi Primary Center (Kindergarten through second grade school) and Seoul International Park. This grant has placed numerous conditions on the proposed project to minimize potential impacts and

possible nuisances for the surrounding area during construction and post construction. The Conditions placed on the hotel will make the operator accountable to the sensitive uses within the project's vicinity. The on-site sale and consumption of alcohol within the hotel rooms and the second floor restaurant within a mixed use development is appropriate in that it is convenient for the hotel's guest and is consistent with the operation of numerous other establishments in the area which are permitted to sell and dispense alcoholic beverages for on-site consumption. Furthermore, alcoholic beverages within the hotel rooms and the hotel guest only restaurant is an essential component to establishing a vibrant, energized atmosphere, consistent with the site's location within Koreatown and stationed within a community of mixed commercial and residential uses. Allowing the sale and consumption of alcohol on-site will advance the public convenience and necessity by servicing the demand for alcoholic sales consistent with the Project.

The sale of alcoholic beverages will be in a controlled environment within the hotel and restaurant and will be managed by trained employees and subject to multiple noise and security measures. Thus, the proposed use will not detrimentally affect these sensitive uses within proximity of the subject site. To ensure that the nearby sensitive uses are adequately mitigated from any potential adverse impacts of this project, conditions have been imposed to ensure that no littering, excessive noise or light will result from the operation of the establishment. The Project would provide quality jobs in proximity to vibrant restaurant and retail uses. Therefore, the sale of alcoholic beverages as part of the mixed use development is not expected to create the type of crime problem California Business & Professions Code Sections 23958 and 23598.4 seek to prevent. Therefore, with the conditions imposed herein, the restaurant and hotel room mini-bars should not detrimentally affect the neighboring sensitive uses or create potential nuisances for the surrounding area.

Environmental Finding

29. A Mitigated Negative Declaration (ENV-2015-4704-MND) was prepared for the proposed project and ended circulation on October 19, 2017. A Supplemental MND was recirculated on May 1, 2018, and ended the public comment period on May 31, 2018. 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.