

Since then, an additional technical analysis has been completed, which is hereby submitted into the record.

CITY'S ENVIRONMENTAL ANALYSIS

The IS/MND as published found there to be less than significant impacts or no impacts in the following categories: Aesthetics, Agriculture and Forest Resources, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. Impacts were found to be less than significant due to existing regulations that would mitigate potential impacts or were found to have no impacts due to the existing conditions, location, or zoning of the site. The original analysis found that there would be potentially significant impacts unless mitigated in the following categories: Air Quality, Noise, and Tribal Cultural Resources.

The proposed change to the IS/MND is to simply incorporate the analysis set forth herein by reference, and determine that the additional analysis contained herein results in no new impacts being triggered and requires no new mitigation measures be added to the project.

The IS/MND as published discussed potential growth in terms of the direct population and housing but did not adequately disclose the potential for growth given the change in regulations proposed for the Specific Plan.

The original requests include:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 G, a **Specific Plan Amendment** request to modify the Ventura-Cahuenga Boulevard Corridor Specific Plan regulations to:
 - a. Increase the FAR to 1.559:1 in lieu of the permitted 1:1 FAR; by amending Section 6.B, to add subsection 6.B.5, establishing "a Floor Area Ratio of 1.559:1, for hotel projects within the Neighborhood and General Commercial Plan Designation for the area east of the intersection of De Soto Avenue and Ventura Boulevard, and west of the intersection of Winnetka Avenue and Ventura Boulevard, on the north side of Ventura Boulevard, with an existing lot size no greater than 55,000 square feet."
 - b. Allow for pedestrians to cross a driveway or parking area to enter the building by amending Section 7.A, to state: "An entrance to the business shall provide direct access from the sidewalk without crossing a parking lot or driveway. However, hotel projects within the Neighborhood and General Commercial Plan Designation for the area east of the intersection of De Soto Avenue and Ventura Boulevard, and west of the intersection of Winnetka Avenue and Ventura Boulevard, on the north side of Ventura Boulevard, with an existing lot size no greater than 55,000 square feet shall be exempt from this requirement."
 - c. Allow for a driveway to be located in front of the building, by amending Section 7.A.3.a. to state: "No parking area or driveway shall be placed directly in front of the building, except where a driveway is located to provide direct access through the building to a parking area located in the building or to the rear of the building."

Hotel projects within the Neighborhood and General Commercial Plan Designation for the area east of the intersection of De Soto Avenue and Ventura Boulevard, and west of the intersection of Winnetka Avenue and Ventura Boulevard, on the north side of Ventura Boulevard, with an existing lot size no greater than 55,000 square feet shall be permitted to have a driveway placed directly in front of the building."

- d. Increase in the allowable side yard to 43 feet in lieu of the allowable 39 feet at ground floor by amending Section 7.A.3.b, to state: "For hotel projects within the Neighborhood and General Commercial Plan Designation for the area east of the intersection of De Soto Avenue and Ventura Boulevard, and west of the intersection of Winnetka Avenue and Ventura Boulevard, on the north side of Ventura Boulevard, with an existing lot size no greater than 55,000 square feet, a maximum driveway width of 25 feet, allowing a maximum side yard accessway of 43 feet, shall be permitted."
- e. Increase the height to 73 feet in lieu of permitted 30 feet, by amending Section 7.E.1.e.2, to state: "For hotel projects within the Neighborhood and General Commercial Plan Designation for the area east of the intersection of De Soto Avenue and Ventura Boulevard, and west of the intersection of Winnetka Avenue and Ventura Boulevard, on the north side of Ventura Boulevard, with an existing lot size no greater than 55,000 square feet, a building height of up to 75 feet, pursuant to LAMC Section 12.21.1 B.3 shall be permitted."

With the concern that these changes in regulations could potentially lead to a significant amount of increased development on the northern side of Ventura Boulevard between De Soto and Winnetka Avenues, the City's supplemental analysis to the Population and Housing section is provided below, as indicated by strike-through or underline:

CONCLUSIONS FROM IS/MND WITH ADDITIONAL SUPPLEMENTAL ANALYSIS

- a) **Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact. The Project includes infill-development of the Project Site and redevelopment of the site with a 149-room hotel and associated restaurant, bar, and café that would serve an area currently developed with a mix of commercial and residential land uses. The Project would employ approximately 111 people. The types of jobs that would be made available by the Project could be filled by people already living in the Project Site area and surrounding communities. The Project would not create such an increase in employment that would cause a substantial number of new people to move to the Project Site area and surrounding communities to fill the employment positions. Also, the Project does not include the development of housing and would be served by existing roadways and utility infrastructure. ~~For these reasons, the Project would not induce substantial population growth, and impacts related to this issue would be less than significant.~~

Furthermore, a detailed analysis of the block provides a more complete picture of reasonably anticipated development for that area, as demonstrated in the table below.

Table Population - 1

Address on Ventura	Lot Area in Square Feet	Current Improvement On Site	Likelihood for Development
20855	27,039	Ventura Connection Shopping Center, 1-2 stories	Not likely for development in near future
none-associated with 20855	14,422	Ventura Connection Shopping Center, 1-2 stories	Not likely for development in near future
20847-20861	65,460	Ventura Connection Shopping Center, 1-2 stories	Not likely for development in near future
20829	15,943	Commercial building, 1 story	Not likely for development in near future
20819	101,135	Target	Not likely for development in near future
20701-20801	253,114	Target	Not likely for development in near future
20631	14,382	Office Buildings, 3 stories	Not likely for development in near future
20635	10,119	Office Buildings, 2 stories	Not likely for development in near future
20601-20625	56,167	Future Porsche dealership	In process of being developed
20559	38,778	Future Porsche dealership	In process of being developed
20539	26,208	Future Porsche dealership	In process of being developed
20501	46,055	The Chateau	Not likely for development in near future
20461-20441	45,910	Sunrise Senior Living, 3 stories	Not likely for development in near future
20431	17,456	Parking Lot	Likely for Development
20401	53,529	Subject Site	Project Site
20335	58,368	Office Building, 3 stories	Not likely for development in near future
20251-20315	116,232	Office Buildings, 1-2 stories	Not likely for development in near future
20239	60,064	Extended Stay America Hotel, 3 stories	Not likely for development in near future
20205	29,596	Extended Stay America Hotel, 3 stories	Not likely for development in near future
20137-20201	74,995	818 Hotel, 3-stories, and Restaurant, 1 story	Not likely for development in near future
20121	44,433	Office Building, 3 stories	Not likely for development in near future
none-associated with 20101	10,806	Chick-Fil-A Drive-Through	Recently developed
20101	6,502	Chick-Fil-A Drive-Through	Recently developed
none-associated with 20101	20,474	Chick-Fil-A Drive-Through	Recently developed

As the table above denotes, 17 of the 24 lots in that block would fit the lot size definition prescribed in the Specific Plan Amendment requests (noted with the green floor area numbers), and 11 of these 17 are a smaller lot associated with a use on a larger lot which does not qualify. Given the condition, uses, and structures on the northern side of Ventura Boulevard in this area, there are very few lots that would likely be re-developed in the near future which would fit the lot size definition prescribed in the Specific Plan Amendment requests. Furthermore, with the proposal of this third hotel on the block, and the saturation of that market that would come about as a result of the proposed project as well as the proximity to the developments of Warner Center, the likelihood of a fourth hotel that would meet the lot specifications proposed by the Specific Plan Amendment requests in the area is considered low.

For these reasons, the Project is not anticipated to induce substantial population growth, and impacts related to this issue would be less than significant.

NO ALTERNATIVES ANALYSIS REQUIRED

The legal requirement to provide a reasonable range of alternatives only applies to environmental impact reports (EIRs). Public Resources Code Section 21100 (b)(4); CEQA Guidelines, § 15126.6 (a)-(e). As set forth in the IS/MND, City staff has determined that all potential impacts from the Proposed Project can be reduced to less than significant with mitigation incorporated. Therefore, no alternatives analysis is required.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Prepared by:

Claudia
Rodriguez

 Digitally signed by Claudia
Rodriguez
Date: 2021.02.11 11:43:30 -08'00'

Claudia Rodriguez, Senior City Planner



Courtney Schoenwald, City Planner