

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Appeals filed for a Specific Plan Amendment, Vesting Zone and Height District Change, Conditional Use Permits, Specific Plan Project Permit Compliance, and a Site Plan Review, for the property located at 20401 West Ventura Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND, No. ENV-2016-4786-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND that the MND reflects the independent judgment and analysis of the City; FIND that the mitigation measures have been made enforceable conditions on the project; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS, as modified by the PLUM Committee on May 18, 2021, attached to the Council file, as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Charlie Carnow, on behalf of UNITE HERE Local 11 (Representative: Jordan Sisson, Law Office of Gideon Kracov); and, RESOLVE TO GRANT THE APPEAL IN PART/DENY THE APPEAL IN PART filed by the Applicant, Kamyar Marouni (Representatives: Brad Rosenheim and Heather Waldstein, Rosenheim and Associates, Inc.), for a project involving the demolition and removal of the existing restaurant foundation and parking areas at the project site, and development of the site with a 149-room, four-story hotel consisting of 83,294 square feet of Floor Area that includes three levels of subterranean parking, providing 213 vehicle parking spaces and 52 bicycle parking spaces on a 53,529 square-foot lot; with the provision of on-site bicycle parking stalls to replace eight automobile parking spaces; the hotel to be designed with gathering spaces, a hotel-serving restaurant and lounge located on the ground floor, an outdoor deck area, a proposed port-cochere entry leading to the guest check-in lobby, and amenities such as the pool deck and fitness room located on the second floor; the height of the hotel would be 66 feet as measured from the ground floor to the top of the parapet, and 73 feet to the top of the elevator; the project would include the removal and replacement of 22 non-protected trees, and would require approximately 61,500 cubic yards of export during the construction phase; for the property located at 20401 West Ventura Boulevard, subject to the Conditions of Approval as modified by the PLUM Committee on May 18, 2021, attached to the Council file; and:
 - a. THEREBY OVERTURN the determination in part of the LACPC relative to Specific Plan Amendments to modify the Ventura-Cahuenga Boulevard Corridor Specific Plan regulations, and a Height District Change; and, approve the following to allow:

- i. An increase to the Floor Area Ratio (FAR) to 1.559:1 in lieu of the permitted 1:1 FAR, by amending the language of Section 6.B.
 - ii. Pedestrians to cross a driveway or parking area to enter the building, by amending the language of Section 7.A.
 - iii. A driveway to be located in front of the building, by amending the language of Section 7.A.3.a.
 - iv. An increase in the allowable side yard to 43 feet in lieu of the allowable 39 feet at ground floor, by amending the language of Section 7.A.3.b.
 - v. A Height District Change from P-1LD, C2-1LD, and C4-1LD to C2-2D Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 Q.
 - b. THEREBY SUSTAIN the determination in part of the LACPC, in approving:
 - i. A Specific Plan Amendment to modify the Ventura-Cahuenga Boulevard Corridor Specific Plan regulation to allow an increase in the permitted height to 73 feet in lieu of the permitted 30 feet, by amending Section 7.E.1.e.2.
 - ii. A Conditional Use Permit to allow a hotel use within 500 feet of any R Zone, pursuant to LAMC Section 12.24 T.3.
 - iii. A Conditional Use Permit to allow for the sale and dispensing of alcoholic beverages incidental or accessory to the operation of a hotel or banquet room, pursuant to LAMC Section 12.24 W.1.
 - iv. A Specific Plan Project Permit Compliance for a new building within the Ventura-Cahuenga Boulevard Corridor Specific Plan, pursuant to LAMC Section 11.5.7 C.
 - v. A Site Plan Review for a project that results in an increase of 50 or more guest rooms.
4. ADOPT the recommendations contained in the Department of City Planning (DCP) appeal response report, dated May 12, 2021, attached to the Council file, relative to amending Condition No. 5.1, inclusive of Condition No. 15, and related Findings.
5. MODIFY the Conditions of Approval to add the following Conditions requiring Neighborhood Council approval of the proposed walkway, and to add Specific Plan Amendment Ordinance language and Conditions to permit a driveway in front of the building, a pedestrian to cross the driveway, and increased driveway width:

- a. Provide a distinguished, highly visible pedestrian walkway from Ventura Boulevard to the front/main entrance of the hotel that includes, but is not limited to, differentiated paving, landscaping, lighting, and other appropriate design elements, to make the walkway pronounced and inviting. The final design of the pedestrian walkway must be approved by the Neighborhood Council and Council Office prior to the issuance of the Certificate of Occupancy.
 - b. D Limitation - Project shall be limited to an FAR of 1.559:1 FAR.
 - c. Modify (Q) Condition Nos. 2, 4, and 6; and Conditions of Approval Nos. 1, 2, and 3, included with the Letter of Determination (LOD), dated December 15, 2020, upon the amended Findings submitted by the Third Council District Office, dated May 18, 2021, attached to the Council file.
6. REQUEST the City Attorney to prepare and present an Ordinance for a Specific Plan Amendment to modify the Ventura-Cahuenga Boulevard Corridor Specific Plan regulations, as denoted in the LOD, dated December 15, 2020, inclusive of the amendments recommended by the PLUM Committee on May 18, 2021.
 7. NOT PRESENT and ORDER FILED the Ordinance, dated November 5, 2020, for a Vesting Zone and Height District Change from P-1LD, C2-1LD, and C4-1LD to (T)(Q)C2-1L Zone.
 8. INSTRUCT the DCP to prepare and present an Ordinance for a Vesting Zone and Height District Change from P-1LD, C2-1LD, and C4-1LD to (T)(Q)C2-2D Zone.

Applicant: Kamyar Marouni, 20401 Ventura LLC

Representative: Brad Rosenheim and Heather Waldstein, Rosenheim and Associates, Inc.

Case No. CPC-2016-4785-SP-SPP-VZC-HD-CU-CUB-SPR-1A

Environmental No. ENV-2016-4786-MND

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on May 18, 2021, the PLUM Committee considered reports from the LACPC and DCP, and appeals filed from the determination of the LACPC in approving the MND and MMP, Specific Plan Amendment, draft Ordinance effectuating a Vesting Zone and Height District Change, Conditional Use Permits, Specific Plan Project

Permit Compliance, and a Site Plan Review, for the property located at 20401 West Ventura Boulevard. DCP staff provided an overview of the matter. Councilmember Blumenfield presented amended Findings, and read amendments to the Q Conditions and Conditions of Approval, and Specific Plan Amendments to modify the Ventura-Cahuenga Boulevard Corridor Specific Plan regulations, into the record; and, recommended approval of a Height District Change from P-1LD, C2-1LD, and C4-1LD, to a (T)(Q)C2-2D Zone. After an opportunity for public comment, and presentations from Representatives of the Applicant and Appellants, the Committee recommended to deny the appeal in full filed by Charlie Carnow, on behalf of UNITE HERE Local 11, and granted in part/denied in part the appeal filed by Kamyar Marouni, 20401 Ventura LLC; approved a Height District Change from P-1LD, C2-1LD, and C4-1LD to a (T)(Q)C2-2D Zone; approved recommendations in the DCP appeal response letter, dated May 12, 2021, and amended Findings and Conditions of Approval as modified by the PLUM Committee; and, requested the City Attorney to prepare and present an Ordinance to amend the Ventura-Cahuenga Boulevard Specific Plan regulations, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-