

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 an appeal filed for Conditional Use Permits, a Specific Plan Exception, and a Project Permit Compliance, for the property located at 1530 North Western Avenue (1524-1530 North Western Avenue and 5446 West Harold Way).

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-2019-4339-MND, as circulated on August 19, 2021, 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, the MND reflects the independent judgment and analysis of the City; FIND, 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 REVISED FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC), dated March 4, 2022, as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Doug Haines, joint with La Mirada Avenue Neighborhood Association, and THEREBY SUSTAIN the determination of the CLAAPC in approving: 1) a Conditional Use Permit to allow a hotel within 500 feet from a Residential Zone; 2) a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within 36 hotel rooms (minibars) and a rooftop bar/lounge; 3) a Specific Plan Exception from Section 9.A.1 of the Vermont/Western Station Neighborhood Area Plan to allow commercial uses above the ground-floor and from Section 9.C of the Vermont/Western to allow the proposed building to exceed the Transitional Height limits for a project abutting a Subarea A lot; and, 4) a Project Permit Compliance to allow for the demolition of an existing two-story duplex and surface parking lot, and the construction, use, and maintenance of a new four-story (60-foot), mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level, the project will reserve two units as affordable including one Very Low Income Household unit and one Low Income Household unit, it will include 47 overall parking spaces with a maximum of 12 residential parking spaces (including two guest spaces) designated for the proposed apartments, 24 bicycle parking spaces, and 1,343 square feet of open space, the site is located on a 14,478 square-foot lot that would include 26,080 square feet of total floor area with a Floor Area Ratio of 1.8:1, there are four existing trees on the site, which are all unprotected fruit trees that would be removed as part of the project scope; for the property located at 1530 North Western Avenue (1524-1530 North Western Avenue and 5446 West Harold Way), subject to Conditions of Approval.

Applicant: Phil Patel

Representative: Eric Lieberman, QES, Inc.

Case No. APCC-2019-4338-SPE-CU-CUB-SPP-1A

Environmental No. ENV-2019-4339-MND

Fiscal Impact Statement: The CLAAPC 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 September 6, 2022, the PLUM Committee considered a report from the CLAAPC, and an appeal for the property located at 1530 North Western Avenue (1524-1530 North Western Avenue and 5446 West Harold Way). DCP staff provided an overview of the matter. A Representative of Council District 13 provided comments in support of denying the appeal. After an opportunity for public comment, and presentations from the Applicant's Representative and Appellant, the Committee recommended to deny the appeal and sustain the CLAAPC's determination in approving two Conditional Use Permits, a Specific Plan Exception, and a Project Permit Compliance. 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:	ABSENT

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