

MITIGATED NEGATIVE DECLARATION, ERRATUM, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, relative to Conditional Use Permits, Variance, Zoning Administrator's Adjustment, Redevelopment Plan Project Compliance Review and Site Plan Review appeal for the properties located at 2053 – 2059 East 7th Street.

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 Mitigated Negative Declaration (Case No. ENV-2017- 4735-MND), as circulated on February 11, 2021, and the subsequent Erratum to the Mitigated Negative Declaration, 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 Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by UNITEHERE Local 11 (Representative: Jordan Sisson, Law Offices of Gideon Kracov) and THEREBY SUSTAIN the LACPC's determination in: 1) approving, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, a Conditional Use Permit to allow the sale of a full-line of alcoholic beverages for on-site consumption in conjunction with in-room mini-bars, the ground floor lobby, art studio/gallery and bar, 2nd-3rd floor art gallery, 4th floor art gallery, cafe and bar, and the 13th and 15th floor restaurant and bar all with daily operating hours from 7:00 a.m. to 2:00 a.m. indoors and 7:00 a.m. to 11:00 p.m. outdoors and occasional live entertainment; 2) approving, pursuant to LAMC Section 12.24 W.18, a Conditional Use Permit to permit public dancing in conjunction with the operation of restaurants and/or bars in the C2 Zone; 3) approving, pursuant to LAMC Section 12.27, a Variance from LAMC Section 12.21 A.4 to allow zero on-site parking spaces in lieu of 56 required parking spaces; 4) approving, pursuant to LAMC Section 12.28 A, a Zoning Administrator's Adjustment to maintain an existing non-conforming four-foot western side yard setback for the 2nd and 3rd floors of the existing building; to allow a three-foot rear yard setback, in lieu of a 20-foot rear yard setback, for the hotel addition; and allow an 11-foot western side yard setback, in lieu of a 16-foot side yard setback for the new hotel addition on the 5th through 15th floors; 5) approving, pursuant to LAMC Section 11.5.14, a Redevelopment Plan Project Compliance Review for development activity involving a Residential Hotel/Single Room Occupancy Hotel (SRO); 6) approving, pursuant to LAMC Section 16.50, a Site Plan Review for a proposed hotel containing more than 50 guest rooms; for a one-story addition to an existing, 14,910 square-foot, three-story hotel, and the construction, use, and maintenance of an attached, 15-story hotel with 103 guest rooms, resulting in a maximum height of 172 feet, five inches and a total floor area of 67,615 square feet, including 15,907 square feet of commercial floor area, including gallery, cafe, restaurant, and bar areas at the ground, 2nd, 3rd, 4th, 13th, 14th, 15th and rooftop levels, the existing hotel building would remain and would undergo structural alterations, tenant improvements, and a one-story addition; for the properties located at 2053 – 2059 East 7th Street, subject to Modified Conditions of Approval.

Applicant: Ralph Ziman, 1711 Lincoln LLC.

Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

Case No. CPC-2017-4734-GPA-ZC-HD-CUB-CUX-ZAA-ZV-RDP-SPR-1A

Related Case No. ZA-2021-9890-ZV-1A

Environmental No. ENV-2017-4735-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 October 17, 2023, the PLUM Committee considered a report from the LACPC and Conditional Use Permits, Variance, Zoning Administrator’s Adjustment, Redevelopment Plan Project Compliance Review and Site Plan Review appeal for the properties located at 2053 – 2059 East 7th Street. DCP staff provided an overview of the matter. A representative of Council District 14 provided comments on the matter. The Appellant’s Representative submitted a letter to withdraw the appeal on October 16, 2023, attached to the Council file. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the LACPC’s determination. 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
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	ABSENT

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**