

NEGATIVE DECLARATION, ERRATA, and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 3216 West 8th Street (primary address), 3218, 3220, 3222 West 8th Street and 800, 810, 812, 812 ½, 814, and 814 ½ South Mariposa Avenue.

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 Negative Declaration, No. ENV-2018-1512-ND, Errata dated July 1, 2024, and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; FIND the Negative Declaration reflects the independent judgment and analysis of the City; and, ADOPT the Negative Declaration.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated July 11, 2024, effectuating a Zone Change from C2-1 to (T)(Q)RAS4-1 for a portion of the project site; for the demolition of a four-unit residential building and construction, use and maintenance of a seven-story mixed-use hotel and apartment project totaling approximately 66,915 square feet in floor area, three-levels of subterranean parking, a 60-guest room hotel with a 5,385 square foot restaurant, including 2,700 square feet of indoor dining space, 1,250 square feet in an outdoor covered patio on the ground level and 1,435 square feet of indoor dining area on roof level, the project also proposes 20-dwelling units including four affordable units that will be designated for Extremely Low Income Households, the proposed building is approximately 92 feet six inches in height with a Floor Area Ratio (FAR) of 2.99:1 (for the hotel) and 5.50:1 (for the residential uses), a total of 71 automobile parking spaces and 38 bicycle parking spaces are provided, the project proposes the sale and dispensing of a full line of alcohol in conjunction with the operation of the proposed hotel and restaurant. The Project proposes the export of approximately 32,396 cubic yards of dirt; for the property located at 3216 West 8th Street (primary address), 3218, 3220, 3222 West 8th Street and 800, 810, 812, 812 ½, 814, and 814 ½ South Mariposa Avenue, subject to Conditions of Approval, including revised T Conditions, attached to the Council file.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

. . . whenever property remains in a Q Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.
5. ADVISE the applicant that, pursuant to State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Mike Barry

Representative: Bill Robinson

Case No. CPC-2018-1511-ZC-ZAA-CU-CUB-SPR

Environmental No. ENV-2018-1512-ND

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

TIME LIMIT FILE – FEBRUARY 20, 2025

(LAST DAY FOR COUNCIL ACTION – FEBRUARY 19, 2025)

Summary:

At a regular meeting held on February 11, 2025, the PLUM Committee considered a report from the LACPC, and a draft Ordinance relative to a Zone Change for the property located at 3216 West 8th Street (primary address), 3218, 3220, 3222 West 8th Street and 800, 810, 812, 812 ½, 814, and 814 ½ South Mariposa Avenue. The planner read into the record a technical correction of the FAR, noting it as 2.99:1 (for the hotel) and 5.50:1 (for the residential uses). After providing an opportunity for public comment, the Committee recommended to approve the Zone Change with the technical correction. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-