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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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CPC-2017-712-GPA-VZC-HD-VCU-SPR-1A  
ENV-2017-713-MND  
Council District 1

September 18, 2020

## **NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing **telephonically** on **Thursday, October 15, 2020** at approximately **10:00AM** or soon thereafter to consider the following: Mitigated Negative Declaration (MND)(recirculated on September 12, 2019), Mitigation Measures, Mitigation Monitoring Program (MMP), Errata dated December 2019, and related California Environmental Quality Act findings; reports from the Los Angeles City Planning Commission (LACPC); Resolution for a modified General Plan Amendment area (to remove the requested Add Area) to the Westlake Community Plan to designate the land use of the subject properties from Highway Oriented Commercial to Community Commercial; Draft Ordinance, dated September 13, 2018, effectuating a Vesting Zone Change and Height District Change from R4-1 and C2-1 to (T)(Q)C2-2D to allow a maximum Floor Area Ratio (FAR) of 2.99:1 (approximately 60,637 square feet); and Appeals filed by the following: 1) Elle Farmer, UNITE HERE Local 11, from the determination of the LACPC in approving the following: a) the MND and MMP; b) a Vesting Conditional Use to allow the construction, use and maintenance of a hotel in the C2 Zone within 500 feet of an A or R Zone; c) a Site Plan Review for a project containing a maximum 100 guest rooms; and d) Conditions of Approval Nos. 1, 8, 34-39, 42, 44 and 45; and 2) Supporters Alliance for Environmental Responsibility (Representative: Brian B. Flynn) from the determination of the LACPC in adopting the MND, MMP and Errata for the demolition of an existing commercial retail building and related surface parking for the construction, use, and maintenance of a new six story hotel above two levels of subterranean parking containing 100 guest rooms with kitchens, and approximately 10,948 square feet of office, restaurant, meeting room and support space, on a 22,500 square-foot property, including approximately 100 automobile parking spaces, as well as six long-term and six short-term bicycle parking spaces with the FAR of the proposed building would be 2.99:1 and the maximum height being approximately 82 feet, for the property located at 2005 West James M. Wood Boulevard, subject to modified Conditions of Approval; and Director of Planning report dated October 31, 2019 with Conditions and Revised Findings.

Applicant: Tauan Chen, Infinitely Group  
Representative: Eric Leiberman, QES Inc.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this Los Angeles City Council committee meeting will be conducted telephonically.

The audio for this meeting is broadcast live on the internet at [www.lacity.org/government/follow-meetings/council-committee-meetings](http://www.lacity.org/government/follow-meetings/council-committee-meetings). The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area).

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press \*9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012 or submitted at: [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

In addition, you may view the contents of Council file No. **18-1242** by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

<b>For inquiries about the project, contact City Planning staff:</b>		
Kevin Golden	(213) 978-1396	kevin.golden@lacity.org
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
Leyla Campos	(213) 978-1078	clerk.plumcommittee@lacity.org

Leyla Campos  
Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.