

**ERRATA
to the
Mitigated Negative Declaration
2005 James M Wood Boulevard Hotel Project
ENV-2017-713-MND**

PREPARED FOR:
The City of Los Angeles
Department of City Planning

PREPARED BY:
Meridian Consultants LLC

APPLICANT:
Infinitely Group, Inc.

DECEMBER 2019

INTRODUCTION AND MODIFICATIONS TO THE PROJECT DESCRIPTION

The City of Los Angeles has prepared this Errata for the Mitigated Negative Declaration (MND) for the 2005 W. James M. Wood Boulevard project to clarify the scope of the project, which was modified to include a General Plan Amendment for the subject property site only, and not to include the proposed "Add Area," as discussed in further detail below.

The Department of City Planning (Planning) prepared an MND (Original MND) to evaluate the potential impacts of the proposed project. The project analyzed in the Original MND included the following:

"The demolition of an existing commercial retail building and related surface parking to the northwest corner of James M. Wood Boulevard and Westlake Avenue [Subject Site], for the construction of a new 6-story hotel above two levels of subterranean parking, to be entitled through requests for a General Plan Amendment from Highway Oriented Commercial to Community Commercial; a Vesting Zone Change and Height District Change from R4-1 to C2-1 to (T)(Q)C2-2D to allow a maximum FAR of 2.99; a Vesting Conditional Use Permit to allow the construction, use, and maintenance of a hotel in the C2-2 zone and within 500 feet of an A or R zone, pursuant to 12.24T and 12.24W.24 of the LAMC; and a Site Plan Review for a Project containing a maximum 100 guest rooms, pursuant to LAMC Section 16.05; and permit for removal of street tree."

The boundary of the General Plan Amendment proposal initiated by the Director of Planning for the project and recommended for approval by the City Planning Commission on September 13, 2018, included 13 additional parcels. In addition to the Subject Site, the proposed "Add Area" for the General Plan Amendment request included the following properties:

1. 731-739 South Alvarado Street;
2. 741-749 South Alvarado Street;
3. 751-757 South Alvarado Street and 2101 W 8th Street;
4. 730 South Alvarado Street;
5. 740-744 South Alvarado Street;
6. 752-760 South Alvarado Street and 2019-2029 W 8th Street
7. 801-811 South Alvarado Street;
8. 811-817 South Alvarado Street;

District Change from R4-1 and C2-1 to (T)(Q)C2-2D to allow a maximum FAR of 2.99 (approximately 60,637 square feet), pursuant to Section 12.32F and 12.32Q of the LAMC; (2) a Vesting Conditional Use Permit to allow the construction, use, and maintenance of a hotel in the C2-2 zone and within 500 feet of an A or R zone, pursuant to 12.24T and 12.24W.24 of the LAMC; (3) a Site Plan Review for a Project containing a maximum 100 guest rooms, pursuant to LAMC Section 16.05; and (4) permit for removal of street tree."

The Revised MND is available to the general public at

<https://planning.lacity.org/odocument/b50b48c4-d6f8-4a83-9e0d-3a488b26b524/ENV-2017-713.pdf>.

~~In No other changes or modifications, except for the addition to of the "Add Area", were incorporated into the Revised MND~~ Included revisions to the Initial Study Checklist to reflect the 2019 changes to the CEQA Guidelines and included a revised Noise section to address comments raised during the public review of the Original MND. These revisions resulted in the inclusion in the Revised MND of new mitigation measures associated with the potential noise impacts of the proposed hotel development.

Planning has determined that the project shall no longer include the "Add Area" as part of the Project. As such, the Project will revert back to the project that was previously analyzed in the Original MND. No new changes are proposed to the Project as part of this Errata.

REGULATORY FRAMEWORK

CEQA Guidelines Section 15073.5(a) provides guidelines that would require the Lead Agency to recirculate a negative declaration when the document needs to be substantially revised after public notice of its availability has been given but prior to its adoption. A modification or change is not considered a "substantial revision" unless a new, avoidable significant effect is identified and mitigation measures or project revisions would need to be added to reduce the effect to insignificance or upon the determination that the proposed mitigation measures or project revisions will not reduce effects to less than significant and new measure or revisions must be imposed. (CEQA Guidelines Sections 15073.5(b)(1)-(2).) Neither circumstance applies here because the project description now excludes the "Add Area", and therefore no new mitigation measures or changes to the impact conclusions are at issue.

CEQA Guidelines Sections 15073.5(c) and (d) provide that recirculation is not required where the new information added merely clarifies or amplifies or makes insignificant

9. 823-829 South Alvarado Street;
10. 833-839 South Alvarado Street;
11. 843-847 South Alvarado Street;
12. 800-826 South Alvarado Street;
13. 832 – 840 South Alvarado Street and 2019 W James M Wood Boulevard.

The City Planning Commission additionally recommended approval of the Zone and Height District Change and approved the Site Plan Review and Vesting Conditional Use Permit. The Site Plan Review and the Vesting Conditional Use were appealed to the City Council, and was considered along with the General Plan Amendment and Zone and Height District changes by the Planning and Land Use Committee of the City Council on February 26, 2019. The item was continued to a further date to allow revisions to the Original MND to include analysis of the Add Areas and make corrections and minor revisions to the Noise section.

Planning prepared a revised Mitigated Negative Declaration (Revised MND), which included analysis relative to inclusion of the "Add Area" to the General Plan Amendment request, and recirculated the Revised MND on September 12, 2019. Specifically, the revised Project was modified to include the following:

"The Project would involve the demolition of an existing commercial retail building and related surface parking at the northwest corner of James M Wood Boulevard and Westlake Avenue, for the construction of a new 6-story hotel above two levels of subterranean parking. The Project would contain 100 rooms on a 22,500-square-foot property. The Project would include approximately 100 automobile parking spaces, as well as 6 long-term and 6 short-term bicycle parking spaces. The Floor Area Ratio (FAR) of the proposed building would be 2.99:1 and the maximum height would be approximately 82 feet.

Add Area: The "Add Area" (additional area proposed by the Director of City Planning) for the General Plan Amendment request, consists of properties located at 731-847 South Alvarado Street; 730-840 South Alvarado Street; 2019-2101 West 8th Street; 2030-2100 West 8th Street; and 2019 West James M. Wood Boulevard; Los Angeles (Add Area). No development is proposed for the Add Area. All existing would remain.

At the "Project site" at 2005 James Wood Boulevard, only, the Applicant has requested that the City approve (1) a Vesting Zone Change and Height

modifications in an adequate negative declaration, and provided that the decision to not recirculate is supported by substantial evidence in the administrative record.

ENVIRONMENTAL ANALYSIS

This Errata was prepared to clarify that: (1) the scope of the Project was previously analyzed, in its entirety, as part of the Original MND; as modified the Project no longer includes the "Add Area" as part of the proposed General Plan Amendment area; and (2) this clarification does not represent significant new information or a "substantial revision" as defined in CEQA Guidelines Section 15073.5(b) and merely serves to clarify the project description, that was modified as reflected in the Revised MND. As such, the ~~MND Errata~~ does not require recirculation, consistent with CEQA Guidelines Section 15073.5(c), and this determination is supported by substantial evidence in the record.

All modifications to the Revised MND shall strike any language that addresses the inclusion of the "Add Area". Under each environmental checklist threshold, the Revised MND included a paragraph relating to the "Add Area". The Project, in its current form, no longer includes the "Add Area" and, therefore, these paragraphs are deleted from the analysis. ~~The remaining analysis within the Revised MND remains and revert back to the analysis that is set forth in the Original MND. The mitigation measures included in the Revised MND were associated with potential impacts of the proposed hotel development at the Project Site and not with the add area. Thus, the conclusions and analyses set forth in the Original MND, including the proposed mitigation measures, included in these amended~~ in the Revised MND for the Project Site only, would still apply to the Project.