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CPC-2017-712-GPA-VZC-HD-VCU-SPR-1A
ENV-2017-713-MND
Council District 1

February 7, 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 on **Tuesday, March 3, 2020** at approximately **2:30 PM** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Revised Mitigated Negative Declaration (recirculated on September 12, 2019) (MND), Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act findings; report from the Los Angeles City Planning Commission (LACPC) relative to a Resolution for a General Plan Amendment to the Westlake Community Plan to designate the land use of the subject properties from Highway Oriented Commercial to Community Commercial; a Draft Ordinance 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 an Appeal filed by Elle Farmer, UNITE HERE Local 11, from the determination of the LACPC in approving the following: 1) the MND; 2) 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; 3) a Site Plan Review for a project containing a maximum 100 guest rooms; and 4) Conditions of Approval Nos. 1, 8, 34-39, 42, 44 and 45; 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, 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 being 2.99:1 and the maximum height being approximately 82 feet, for the properties located at 2005 West James Wood Boulevard, 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, 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 Liebermann, QES Incorporated

If you are unable to appear 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 by email to: **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.

For inquiries about the project, contact City Planning staff:		
Kevin Golden	(213) 978-1396	kevin.golden@lacity.org
For inquiries about the meeting, contact City Clerk staff:		
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.