



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: September 13, 2018
Time: After 8:30 a.m.
Place: Los Angeles City Hall
Council Chambers
200 N. Spring Street, Room 340
Los Angeles, CA 91401

Public Hearing: June 22, 2018

Appeal Status: The General Plan Amendment is not appealable. A denial of the Zone Change and/or Height District Change are/is appealable by the applicant, to the City Council. The Vesting Conditional Use and Site Plan Review are appealable to City Council.

Expiration Date: September 14, 2018

Multiple Approval: Yes

PROJECT LOCATION: 2005 W. James Wood Boulevard

Add Area: The "Add Area" (additional area proposed by Department 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 uses would remain.

PROPOSED PROJECT: The Project involves the demolition of an existing commercial retail building and related surface parking for the construction, use, and maintenance of a new 6-story hotel above two levels of subterranean parking. The Project would contain 100 guest rooms, and approximately 10,948 square feet of office, restaurant, meeting room and support space, on a 22,500 square-foot property. The Project includes 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.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-713-MND ("Mitigated Negative Declaration"), and all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

Case No.: CPC-2017-712-GPA-VZC-HD-VCU-SPR

CEQA No.: ENV-2017-713-MND

Related Cases: None

Council No.: 1-Cedillo

Plan Area: Westlake

Specific Plan: None

Certified NC: Westlake South

GPLU: Highway Oriented
Commercial

Zone: R4-1, C2-1

Applicant: Tauan Chen, Infinitely Group

Representative: Eric Lieberman, QES
Incorporated

2. Pursuant to Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to the Westlake Community Plan from the Highway Oriented Commercial Land Use Designation to the Community Commercial Land Use Designation to apply to the property and the Add Area;
3. Pursuant to Los Angeles Municipal Code Section 12.32, a Vesting Zone Change and Height District Change from R4-1 and C2-1 to (T)(Q)C2-2D to allow a maximum FAR of 2.99:1 (approximately 60,637 square feet).
4. Pursuant to Los Angeles Municipal Code Section 12.24 W.24(a), a Vesting Conditional Use Permit to allow the construction, use, and maintenance of a hotel in the C2 Zone within 500 feet of an A or R Zone.
5. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project that exceeds 50 dwelling units and/or guest rooms.

RECOMMENDED ACTIONS:

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-713-MND ("Mitigated Negative Declaration" or MND), 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(MMP) prepared for the Mitigated Negative Declaration.
2. **Approve and Recommend that the City Council adopt**, pursuant to Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to the Westlake Community Plan from the Highway Oriented Commercial Land Use Designation to the Community Commercial Land Use Designation to apply to the property and the Add Area;
3. **Approve and Recommend that the City Council adopt**, pursuant to Los Angeles Municipal Code Section 12.32-Q, a Vesting Zone Change and Height District Change from R4-1 and C2-1 to (T)(Q)C2-2D to allow a maximum FAR of 2.99:1(approximately 60,637 square feet).
4. **Approve**, pursuant to Los Angeles Municipal Code Section 12.24 W.24(a), a Vesting Conditional Use Permit to allow the construction, use, and maintenance of a hotel in the C2 Zone within 500 feet of an A or R Zone.
5. **Approve**, pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project containing a maximum 100 guest rooms
6. **Adopt the attached Findings.**
- 7.
8. **Advise** the applicant that, pursuant to California 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; and
9. **Advise** the applicant that pursuant to State Fish and Wildlife Code Section 711.4, a Fish and Wildlife Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

VINCENT P. BERTONI, AICP
Director of Planning



Shana Bonstin, Principal City Planner



Jane Choi, AICP, Senior City Planner



Kevin Golden, City Planner
(213) 978-1396

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Department of City Planning *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1295.

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PROJECT ANALYSIS

PROJECT SUMMARY

The Project involves the demolition of an existing commercial retail building and related surface parking for the construction, use, and maintenance of a new 6-story hotel above two levels of subterranean parking. The Project would contain 100 guest rooms, and approximately 10,948 square feet of office, restaurant, meeting room and support space, on a 22,500 square-foot property. The Project includes approximately 100 automobile parking spaces, as well as six long-term and six 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: This is additional area with properties that the Department of City Planning recommends also have a land use designation of Community Commercial. No development is proposed for the Add Area. All existing uses would remain. The Add Area 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).

BACKGROUND

Subject Property

The Applicant is proposing a 100 room hotel located at 2005 W. James M. Wood Boulevard, in the Westlake neighborhood. The approximately 22,500 square-foot project site consists of three lots, bounded by James M. Wood Boulevard to the south and Westlake Avenue to the east, and a 15-foot wide alley to the west. The site abuts an 8-unit residential complex to the north.

The Project Site is currently developed with an approximately 8,228 square-foot, single-story shopping center and associated surface parking. Current tenants include a bakery, coin laundry and other retail uses. The project Site has dual zoning designations of R4-1(Lot 20) and C2-1 (Lots 21 and 22) with a Highway Oriented Commercial land use designation under the Westlake Community Plan and is designated for Height District No.1 on the Westlake Community Plan's Land Use Map (Footnote No. 1). Additionally, the Project Site is located in the CRA/LA, a Designated Local Authority and successor agency to the former Community Redevelopment Agency of the City of Los Angeles, Westlake Recovery Redevelopment Project Plan Area; Council District 1; Los Angeles State Enterprise Zone; and a Transit Priority Area.

Streets and Circulation

James M. Wood Boulevard, adjoining the Project Site to the south, is a designated Avenue III in Mobility Plan 2035, requiring a total right-of-way width of 72 feet, including a 46-foot roadway and 13-foot sidewalks. The street is currently improved at variable widths of 78 to 80 feet, with sidewalk, curb and gutter.

Westlake Avenue, adjoining the Project Site to the east, is a designated Standard Local Street in Mobility Plan 2035, requiring a total right-of-way width of 60 feet, including a 36-foot roadway and 12-foot sidewalks. The street is currently improved at variable widths of 60 feet, with sidewalk, curb and gutter.

Public Transit

The Project is served by the following local and regional lines:

Metro Local Line 200 runs north-south along Alvarado Street;

Metro Local Line 66 runs east-west along 8th Street and Olympic Boulevard; and,

LADOT Pico Union/Echo Park Line runs in all directions but generally north-south toward Echo Park to the north and the Pico Union neighborhood to the south, including along Alvarado Street, Union Avenue, Westlake Avenue, Lucas Avenue and Washington Boulevard.

Previous Actions on the Project Site

Affidavit No. 3189 was recorded on October 29, 1952 to hold lots 20, 21, and 22 as one parcel.

ZA-1986-617-CUZ-YV: On October 28, 1986, the Zoning Administrator approved a “Conditional Use Permit/Yard Variance” to permit the construction and use of a parking lot for a proposed commercial building in the R5-2 Zone and approval for the eave of the building to extend 3 feet into the R5-2 Zone.

CPC-1986-834-GPC: General Plan/zoning consistency for Wilshire, Westlake, Sherman Oaks and Toluca Lake.

Affidavit No. 63072 was recorded on May 5, 1987 to hold lots 20, 21 and 22 as one parcel.

Building Permit No. 1987LA65010 was issued on June 2, 1988 for a “1-story, Type V-N, 150’ x 150’ shopping center, retail stores. 16 parking stalls required, 18 parking stalls provided. B-2 occupancy.”

ZA-2008-223-CUB: On October 7, 2008, the Zoning Administrator denied request for a Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for off-site consumption in connection with an existing store.

Surrounding Properties

North: The property adjoining the Project Site to the north is zoned R4-1 and improved with a two-story, 6-unit apartment home with two guest rooms.

East: Separated by Westlake Avenue, there are two properties east of the Project Site. One is improved with an approximately 9,900 square-foot, three-story church building, in the C2-1 Zone. It has access and frontage along James M. Wood Boulevard and frontage along Westlake Avenue. The second property is improved with a three-story, 226-unit apartment building with three guest rooms, in the R3-1 Zone.

West: Separated by a 15-foot wide alley, there are two properties west of the Project Site. One is improved with a single-story, approximately 12,200 square-foot retail store, in the C2-1 Zone. The second property is improved with a single-story retail building (floor area unknown), in the C2-1 Zone.

South: Separated by James M. Wood Boulevard, the property south of the Project Site is improved with a single-story, approximately 2,118 square-foot restaurant with surface parking, in the C2-1 Zone.

Use

A Conditional Use Permit is required to allow the construction, use and maintenance of a hotel that is located within 500 feet of any "R" Zone. LAMC 12.24T allows Vesting Conditional Use Permits for "hotels and apartment hotels in the C2 Zone if within 500 feet of any A or R Zone." The hotel will offer guest rooms on a temporary basis that cater to visitors, business travelers and others in need of short term accommodations. The rooms generally will contain a kitchenette, allowing for the simple preparation of food in their suite.

Density

Based on a lot size of 20,500 square feet and approval of the proposed Zone Change to C2-2D (R4 density of one guest room per 200 square feet of lot area), a total of 101 guest rooms can be constructed. The applicant proposes a total of 100 guest rooms, which are located in Floors 2 through 6.

Floor Area Ratio and Total Floor Area

With approval of the proposed Height District Change to Height District No. 2, LAMC Section 12.21.1 A.2 provides that the total floor area contained in all buildings shall not exceed six times the buildable area of a lot. As part of the requested Zone Change, a Development "D" Limitation will be placed on the Project Site to limit its FAR to a maximum of approximately 2.99 (approximately 60,637 square feet of floor area). The zone change on a portion of the site to the C2 Zone permits Height District 2 which allows "unlimited" height but an Floor Area Ratio (FAR) maximum of 6:1; however, the subject action will further reduce FAR.

Height

LAMC Section 12.21.1 does not establish a maximum height within the C2 Zone and Height District No. 2. The Project proposes a maximum height of 82 feet. Furthermore, there are no limitations on number of stories for buildings within the C2 Zone and Height District No. 2. The Project consists of six (6) stories, as well as two basement parking levels.

Parking

The Project includes 100 vehicle parking spaces and 12 bicycle parking spaces. Vehicle parking is provided on the ground floor and within two basement levels. On the ground floor are approximately 13 vehicle parking spaces (inclusive of 5 spaces which are in compliance with the Americans with Disabilities Act) for loading and unloading of passengers and luggage. The remainder of the vehicle parking spaces are located in two basement levels.

The Project includes 12 bicycle parking spaces, consisting of 6 long-term spaces and 6 short-term spaces. All 6 short-term spaces are located on the ground floor, just left of the proposed driveway along James M. Wood Blvd. All six of the long-term spaces are located on the first basement level, on the southeast corner of the building.

Automobile Parking Required:

Each of first 30 guest rooms	1 space required	30 spaces
Each room over 30 up to 60	1/2 space required	15 spaces
Each room over 60	1/3 space required	13 spaces
Total Required Parking		59 spaces

Automobile Parking Provided:

Standard	79 spaces
Compact	16 spaces
ADA	5 spaces
Total	100 spaces

Bicycle Parking

	Required	Provided
Long Term	5 spaces	6 spaces
Short Term	5 spaces	6 spaces

Access and Loading

Vehicular access to the Project Site and basement levels is from a proposed driveway on the 15 foot wide alley abutting the west side of the proposed building, and a two-way ramp located at the northern end of the proposed building. Parking on the ground floor allows access for passenger and luggage loading and un-loading. Also located on the ground level is a 600 square-foot loading space, as required by LAMC 12.21 C.6(d).

On-Site Amenities

On-site amenities include a swimming pool and 250 square-foot gym on the second floor, and a 1,033 square-foot meeting room and 2,693 square-foot restaurant on the ground floor.

PUBLIC HEARING

A public hearing by the Hearing Officer on this matter, was conducted on June 22, 2018 at 10:00 a.m., at Los Angeles City Hall, 10th Floor, Room 1060. In attendance were approximately 15 members of the public who are interested parties.

The Applicant's Representative and the Applicant spoke, stating that the project would be an investment in the community, igniting economic activity and tourism, while also creating jobs; and while there is a housing crisis, that does not mean we should deny other uses.

Issues raised by the other speakers were: construction noise and dust, shortage of housing, lack of community benefit and jobs, loss of the shopping center on site, the driving up of housing costs.

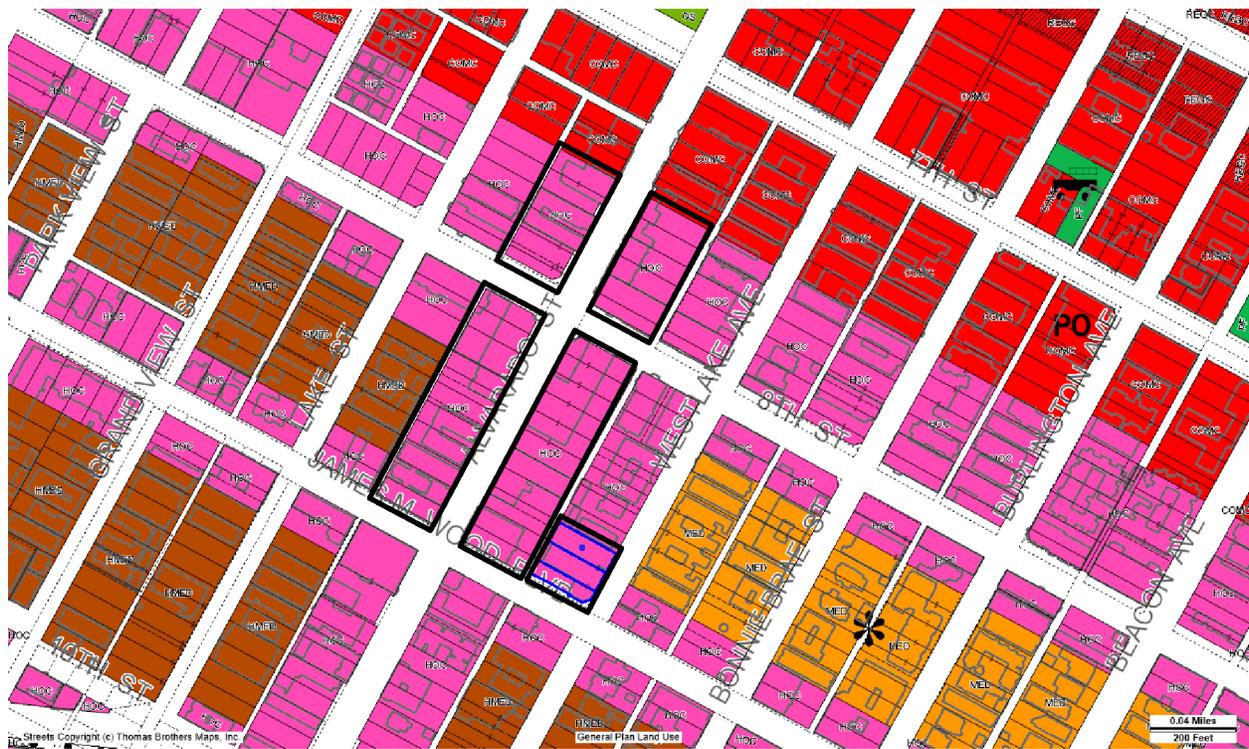
In addition to the public testimony, two letters were received prior to the public hearing; one was a request to be on the mailing list, and one stated concerns about air quality impacts, land use impacts, noise impacts, and cumulative impacts.

ISSUES

General Plan Amendment from Highway Oriented Commercial to Community Commercial

The Project Site is located within the Westlake Community Plan area, which designates the site and properties along Alvarado Street between James M Wood Boulevard and midblock between 7th and 8th Streets for Highway Oriented Commercial Land Uses. Properties located north along 7th Street up to Wilshire Boulevard are within the Community Commercial Land Use Designation, as shown in Figure 1 below. The Director of Planning initiated a General Plan Amendment for the Project Site to amend the land use designation from Highway Oriented Commercial to Community Commercial, consistent with the land use designation of the properties located to the north along Alvarado and 7th Streets.

Figure 1: Project Site and Add Area General Plan Land Use Designation



The Westlake Community Plan was last updated in 1997. In 2001, the City readopted the General Plan Framework, which shifted away from the use of the Highway Oriented Commercial Designation to the designations of Neighborhood or Community Commercial to describe land uses along the City's commercial corridors. The Community Commercial Land Use Designation is a useful tool for facilitating walkable neighborhoods as the City and region have embraced a more robust public transportation system, with focused efforts on mixed-use and high density development near rail stations.

Applicability of Measure JJJ

Pursuant to LAMC Section 11.5.11, any development project that will result in 10 or more residential dwelling units and requires a Zone and/or Height District Change that results in increase allowable residential floor area, density, height or allows a residential use where previously not allowed is subject to the provisions of Measure JJJ. As part of this application,

the Director of Planning initiated a General Plan Land Use to change the land use designation from Highway Oriented Commercial to Community Commercial. The project increases floor area, but proposes hotel guestroom uses rather than residential dwelling units. Therefore, it has been determined that the provisions of Measure JJJ do not apply to this Project.

Hotel Use in the C2 Zone

The Westlake community is directly adjacent to Downtown and offers an alternative solution to the lack of supply, and lack of affordability, of hotel rooms in the broader central city area. The hotel and restaurant for hotel guests will provide an additional amenity and service for those who are visiting the area. The hotel use is an allowed use by conditional use approval in the C2 Zone.

Evolution in Project Design

On January 18, 2018, the subject project was presented to the Professional Volunteer Program, a rotating group of architects and designers who provide feedback as a resource to Project Planners as organized by the Department's Urban Design Studio. The following comments were provided.

- The project should incorporate more landscaping.
- The subject building is close to the adjacent building.
- The driveway should not be adjacent to the alley.
- The exterior walls need more articulation.
- The project needs a more prominent entrance to the lobby off of James Wood Boulevard.
- The materials should provide roof plans.
- The materials need renderings showing all four sides.

In response to the comments, the Plans, Elevations, and Renderings were revised with a focus on pedestrian orientation. The original plans showed a driveway on James M. Wood Boulevard in proximity to the existing alley. The vehicular access to the site was removed from James M. Wood Boulevard and redesigned to utilize the alley in order to create a better pedestrian experience by removing the need for a curb cut along James Wood Boulevard. A pedestrian entrance replaced a parking wall, and the lobby was moved to be adjacent to James M. Wood Boulevard. Additional articulation was added to the exterior walls to improve the building elevation, as well as landscaping along the property lines.

The building includes an 18-foot, 9-inch setback at the northerly property line above the first level, which is more than double the required side yard setback that is required.

CONCLUSION

Based on the information submitted, the surrounding uses, input from the public hearing, and good planning and zoning practices, the Department of City Planning recommends that the City Planning Commission approve the requested entitlements. As proposed, the project site will be redeveloped with a new hotel and ground floor ancillary restaurant use. The hotel will serve as a source of employment in the area. The project is consistent with a number of goals, objectives and policies of the General Plan and Westlake Community Plan. As conditioned, the development will be desirable by providing an amenity, in an appropriate location, that will coexist harmoniously with the surrounding commercial and residential uses.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

BUREAU OF ENGINEERING – SPECIFIC CONDITIONS

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary). Dedications and improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering.

1. Dedication Required;

James M. Wood Boulevard (Avenue III) - None.

Westlake Avenue (Local Street) - None.

Alley (West of Westlake Avenue) - A 2.5-foot wide strip of land along the alley frontage to complete a 10-foot half alley right-of-way in accordance with Alley standards.

2. Improvements Required:

James M. Wood Boulevard - Construct new concrete curb, 2-foot gutter and concrete sidewalk along the property frontage. Upgrade all driveways to comply with ADA requirements or close unused driveway with standard curb height, gutter and concrete sidewalk.

Westlake Avenue - Construct new concrete curb, 2-foot gutter and concrete sidewalk along the property frontage. Upgrade the access ramp at the intersection with James M. Wood Boulevard and open driveways to comply with ADA requirements. Close all unused driveways with standard curb height, gutter and sidewalk.

Alley - Repave the 17.5-foot alley with asphalt concrete and reconstruct the longitudinal gutter per B-Permit requirements along the property frontage. Reconstruct the alley intersection with James M. Wood Boulevard to comply with City standards.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Water and Power regarding power poles (213) 367-2715.

3. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk through curb drains or connection to the catch basins.
4. Sewer lines exist in alley. Extension of the 6-inch house connection laterals to the new property line may be required. Sewer Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7050.
6. Submit shoring and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating adjacent to the public right-of-way (213) 482-7048.
7. Submit parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

DEPARTMENT OF TRANSPORTATION

8. Suitable arrangements shall be made with the Department of Transportation to assure that a parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3. For an appointment, call (213) 482-7024.

FIRE DEPARTMENT

Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.

9. Parking Requirements

The traffic study did not include the number of parking spaces that will be provided by the project. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.) as required herein, are completed to the satisfaction of the City Engineer.

(Q) QUALIFIED CONDITIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

1. **Site Plan.** The use and development of the property shall be in substantial conformance with the Plot plan and elevations submitted with the application and marked Exhibit A, dated April 12, 2018, and attached to the administrative file. Prior to the issuance of building permits, revised, detailed development plans that show compliance with all conditions of approval, including complete landscape and irrigation plans, shall be submitted to the Department of City Planning Department for review.
2. **Use.** Use of the subject property shall be limited to hotel and guestrooms, with associated ancillary uses only. No residential dwelling units are permitted.

CONDITIONS OF APPROVAL

Pursuant to Section 12.24 W.24(a), and 16.05 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

Entitlement Conditions

1. **Use.** Use of the subject property shall be limited to the use and area provisions of the C2 Zone; hotel guest rooms and commercial uses shall be permitted.
2. **Residential Density.** Not more than 100 guest rooms may be constructed on the property.
3. **Driveway.** The site design for the new building on site shall be limited to one driveway, via the abutting alley.
4. **Height.** The building height shall not exceed 82 feet.
5. **Floor Area Ratio (FAR).** The proposed project shall be limited to an FAR of 2.99:1 with a total of 60,637 square feet of floor area.
6. **Parking.** Parking spaces shall be provided as required by the LAMC.
7. **Electric Vehicle Parking.** The project will include at least 20 percent (20%) of the total code-required parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans will indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design will be based upon Level 2 or greater EVSE at its maximum operating ampacity. Five percent (5%) of the total code required parking spaces will be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or 5 percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" will be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
8. **Short-term Bicycle Parking.** The required short-term bicycle parking spaces shall be provided near the stairwell on Westlake Ave.
9. **Security Gate (Department of Transportation).** A minimum of 40-foot reservoir space shall be provided between any security gate(s) and the property line.
10. **Signage.**
 - a. On-site signs shall be limited to the maximum allowable under the LAMC.
 - b. Multiple temporary signs in windows and along building walls are prohibited.
11. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape loan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Department of City Planning.

12. **Building Materials.** A note shall be added to the Project Elevations to indicate that metal materials incorporated into the design shall be of a non-reflective material.
13. **Solar-ready Buildings.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
14. **Solar and Electric Generator.** Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.
15. **Window Transparency.** A note shall be added to the Project Elevations to indicate that all ground floor windows shall be comprised of non-reflective, transparent glass. Any at-grade parking uses shall not be visible from the exterior of the building. Architectural treatments, or other design features shall be used to ensure the parking is not visible from the exterior of the building and as shown in Exhibit A.
16. **Pedestrian Walkways and Entrances.** Clearly marked pedestrian access-ways shall be integrated into the site design and connect to the commercial area. The entryway shall incorporate enhanced paving treatment to create a safety buffer between the driveway area and the pedestrian entrance to the building. The doors for pedestrian access throughout the project site shall remain open during business hours. Pedestrian entrances shall be accessible directly from James M. Wood Blvd. and Westlake Ave.
17. **No Blank Wall.** A consistent use of architectural and building materials shall be applied throughout all exterior facades of the buildings to avoid creating a "backside" to the site.
18. **Wall mounted lighting fixtures.** Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed to provide illumination to pedestrians and motorists in the drop off area.
19. **Features.** Project shall incorporate features such as white markings, signage and lighting so that pedestrian crossings are visible to moving vehicles during the day and at night.
20. **Roof-mounted Structures.** Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view by any abutting properties.
21. **Fencing.** All fencing/walls surrounding the ground floor of the subject site shall feature decorative architectural elements or landscaping.
23. **Trash/recycling.** Trash and Recycling pick-up and emptying or disposing of trash/recycling into outside containers is permitted to occur only between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 10 a.m. to 4 p.m., Saturdays and Sundays.
 - a. Trash/recycling containers shall be locked when not in use.
 - b. Trash/recycling containers shall not be placed in or block access to required parking.
24. **Solid Waste.** The developer shall institute a recycling program to the satisfaction of the Department of City Planning to reduce the volume of solid waste going to landfills. Recycling bins shall be provided at appropriate locations to promote recycling of paper,

metal, glass, and other recyclable material. These bins shall be picked up no less than once a week as a part of the project's regular trash pick-up program.

25. **Final Plans.** Prior to the issuance of any building permits for the Project by the Department of Building and Safety, the applicant shall submit all final construction plans for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
26. **Flood Hazard.** The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172,081 (effective 7/3/98).
27. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the Project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
28. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
29. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
30. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all of the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heir, or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a Certified Copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
31. **Tree Removal (Non-Protected Trees).** Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at (213)847-3077. All trees in the public right-of-way shall conform to the current standards of the Department of Public Works, Urban Forestry Division, Bureau of Street Services
32. The applicant shall not permit any loitering on the premises or on property adjacent to the premises.
33. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, including the sidewalk in front of the restaurant.

34. Prior to the issuance of a demolition, grading, or building permit, the applicant shall contact Metro Bus Operations Control Special Events Coordinator, or Metro's Stops and Zones for closures longer than six months, and coordinate the maintenance or relocation of the bus stop located at the corner of James M. Wood Boulevard and Westlake Avenue. Documentation of correspondence with Metro shall be submitted to the Department of City Planning.
35. All off-road construction equipment greater than 50 hp shall meet U.S. EPA Tier 4 emission standards. All construction equipment shall be outfitted with Best Available Control Technology devices certified by the California Air Resources Board. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
36. Haul trucks (e.g. material delivery trucks and soil import/export) shall be of the 2010 and newer diesel model or trucks that meet U.S. EPA 2007 model year NOx emissions requirements.
37. At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.
38. **Construction Impacts.** A Construction work site traffic control plan shall be submitted to the Department of Transportation for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction related traffic be restricted to off-peak hours.
39. **Project Access.** As stated above, the proposed driveway will be accessed via an alley way located along James M Wood and will accommodate truck deliveries to the hotel. All delivery truck loading and unloading shall take place on-site with no vehicles backing into the project driveway. Deliveries shall be restricted to off-peak hours only and are expected to occur between the hours of 5 a.m. and 12 p.m. Monday – Sunday. A dock manager shall be available on-site to assist delivery trucks accessing the loading area.
40. **Development Review Fees.** An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to LADOT for permit issuance activities was adopted by the Los Angeles City Council in 2009 and updated in 2014. This ordinance identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.
41. **Tribal Cultural Resource Inadvertent Discovery.** In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:
 - a. Upon a discovery of a potential tribal cultural resource, the project Permittee shall immediately stop all ground disturbance activities and contact the following: (1) all

California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning at (213) 978-1454.

- b. If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Project Permittee and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- c. The project Permittee shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the project Permittee, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- d. The project Permittee shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist to be reasonable and feasible. The project Permittee shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
- e. If the project Permittee does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the project Permittee may request mediation by a mediator agreed to by the Permittee and the City who has the requisite professional qualifications and experience to mediate such a dispute. The project Permittee shall pay any costs associated with the mediation.
- f. The project Permittee may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and determined to be reasonable and appropriate.
- g. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

Notwithstanding the above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, and shall comply with the City's AB 52 Confidentiality Protocols.

Environmental Conditions

42. Air Quality

- a. Off-road diesel-fueled heavy-duty construction equipment greater than 50 horsepower (hp) used for this Project and located on the Project site for a total of five (5) days or more shall meet at a minimum the United States Environmental Protection Agency (USEPA) Tier 3 emissions standards and the equipment shall be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filter or equivalent control device.

43. Biological Resources

- a. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)
Project activities (including disturbances to native and nonnative vegetation, structures, and substrates) should take place outside of the breeding season for birds, which generally runs from March 1 to August 31 (and as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code, Section 86). If Project activities cannot feasibly avoid the breeding season, beginning 30 days prior to the disturbance of suitable nesting habitat, the Project Applicant shall:
- Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the Project Site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis, with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 - If a protected native bird is found, the Project Applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
 - Alternatively, the qualified biologist could continue the surveys to locate any nests. If an active nest is located, clearing and construction (within 300 feet of the nest or as determined by a qualified biological monitor) shall be postponed until the nest is vacated and juveniles have fledged, and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
 - The Project Applicant shall record the results of the recommended protective measures described previously to document compliance with applicable State and federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the Project.

44. Noise

- a. Increased Noise Levels (Demolition, Grading, and Construction Activities)
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
 - Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, must be turned off when not in use for more than 30 minutes.
 - Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.

- Stationary construction equipment, such as pumps, generators, or compressors, must be placed as far from noise sensitive uses as feasible during all phases of project construction.
- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
- The power contractor shall use either plug-in electric or solar powered onsite generators to the extent feasible

45. **Transportation and Traffic**

- a. The Project Applicant shall submit a formal Work Area Traffic Control Plan for review and approval by the Department of Building and Safety prior to the issuance of any construction permits. This plan shall incorporate safety measures around the site to reduce the risk to pedestrian traffic near the work area. This plan shall identify traffic control measures, signs, delineators, and work instructions to be implemented by the construction contractor through the duration of demolition and construction activity. This plan shall include:
 - b. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
 - c. Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
 - d. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
 - e. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

Administrative Conditions

46. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
47. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

48. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
49. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
50. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
51. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
52. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
53. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve

- the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

Legislative Findings / General Plan / Charter Findings

1. GENERAL PLAN LAND USE DESIGNATION

The Project Site is located within the Westlake Community Plan. The existing Community Plan designates the property as Highway Oriented Commercial with corresponding zones of C2, C 1, CR, RAS3, RAS4, and P. The Project Site's current zones are C2-1 and R4-1. The proposed General Plan Amendment will change the land use designation to Community Commercial with corresponding zones of C4, C2, C1, CR, RAS3, RAS4, P, and PB for both the subject Project Site and the "Add Area" (which extends to properties along both sides of Alvarado Street, between 8th Street and James M. Wood Boulevard,). Height District 2 in the C Zone allows unlimited height with a maximum FAR of 6:1.

The Project Site and "Add Area" are in an existing commercial area, a location that is able to support such developments which are in close proximity to rail and bus transit stations. It is made up of retail shops, offices, clinics, and cafés that are pedestrian oriented neighborhood and community serving uses. With approval of the proposed General Plan Amendment from Highway Oriented Commercial to Community Commercial, the Project will be consistent with the land use designation. The mix of commercial uses adjacent to multiple family residential uses give the "Add Area" a distinct identity of being a commercial corridor in proximity to MacArthur Park.

The Westlake Community Plan, last updated in 1997, considers Highway-Oriented commercial uses as drive-thru establishments, auto-repair, and other similar uses, and envisions that these uses be located away from pedestrian oriented areas. However, the built environment of the project site and surrounding properties (including the Add Area) as well as the uses present never evolved into the Highway-Oriented commercial uses identified in the Westlake Community Plan. Most of the buildings in the area are built to the property line. The Project Site and "Add Area" are within walking distance (1,500 feet) of the Metro Red and Purple Line Westlake/MacArthur Park Station. With the continuing investment in the regional and local transit infrastructure and the commitment by the City to create an environment that acknowledges all modes of transportation, the General Plan Amendment from Highway Oriented Commercial to Community Commercial is necessary and appropriate.

2. GENERAL PLAN TEXT

- a. **Westlake Community Plan:** The proposed Project is consistent with several goals, objectives, and policies of the Westlake Community Plan. The plan text includes the following relevant land use goals, objectives and policies:

Commercial, Objective 1: *To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.*

The Project will develop upon an underutilized site containing a partially-vacant shopping center and will revitalize it with a new viable hotel use.

Commercial, Objective 2: *To provide a range of commercial facilities at various locations to accommodate the shopping needs of residents and to provide increased employment opportunities within the community.*

The Project will provide short- and long-term jobs, including construction, maintenance, and administrative support staff.

Commercial, Objective 3: *To improve the compatibility between commercial and residential uses.*

The proposed hotel with a first floor restaurant is compatible with the existing commercial and multiple-family residential development in the area. The existing nearby commercial uses will provide easy access to amenities and services for hotel guests, while the proposed restaurant will be a new amenity for the hotel guests and local residents. The pedestrian friendly architectural design will enhance the streetscape of James M. Wood Boulevard and Westlake Avenue.

Commercial, Policy 1: *That commercial facilities be located on existing traffic arteries and commercial corridors.*

The development is comprised of a hotel use, is essentially a "hybrid" between residential and commercial uses, and a restaurant commercial use. The development proposed is located along James M. Wood Boulevard, which is a commercial corridor improved with a church just east of the Project Site and a clothing store to the west and a restaurant and hotel to the south.

Commercial, Policy 7: *That new commercial development be oriented so as to facilitate pedestrian access by locating parking to the rear of structures.*

With the exception of a few spaces for loading/un-loading and compliance with ADA, the majority of the hotel's parking is located in two basement levels.

Commercial, Policy 8: *That adequate parking be provided for all types of retail and office commercial development, and that all parking areas adjacent to residential lands be appropriately buffered by a wall and/or landscaped setback.*

The Project's parking is provided as required by the LAMC. The majority of the hotel's parking is buffered from residential uses and pedestrians, as it is located in two basement levels.

- b. **Framework Land Use Chapter:** The Framework Element's Land Use chapter seeks to support the viability of the City's residential neighborhoods and commercial districts while encouraging sustainable growth in commercial districts.

The General Plan Framework seeks to "reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime." The corresponding zones for the Community Commercial (referred to as Community Centers in the Framework) land use designation are CR, C4, and [Q]C2. The General Plan Framework defines Community Centers as "intended to be identifiable focal points and activity centers for surrounding groups of residential neighborhoods ... and contain a diversity of uses such as small offices, overnight accommodations, cultural and entertainment facilities, schools and libraries in addition to neighborhood-oriented uses."

The General Plan Framework identifies two types of Commercial Centers: 1) A multiuse, nonresidential center that encourages the development of professional offices, hotels, cultural and entertainment facilities, in addition to the neighborhood-oriented uses; and, 2) A mixed-use center that encourages the development of housing in concert with the multi-use commercial uses.

The Project supports and is generally consistent with the General Plan Framework Land Use Chapter, and it will contribute an amenity to the residents, employees, and visitors of Los Angeles in general, and the Westlake community in particular. Specifically, the Project will comply with the goals, objectives and policies for the Community Center land use designation, set forth in the General Plan Framework Land Use Chapter:

Goal 3: Pedestrian-oriented, high activity, multi- and mixed-use centers that support and provide identity for Los Angeles' communities.

Objective 3.9: Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

Policy 3.9.1: Accommodate the development of community-serving commercial uses and services and residential dwelling units in areas designated as "Community Center" in accordance with Tables 3-1 and 3-5.

The Community Center land use designation is a focal point for surrounding residential neighborhoods and contains a diversity of uses, Community Centers generally range from floor area ratios of 1.5:1 to 3.0:1, characterized by two- to six-story buildings, e.g., some will be two-story Centers, some four- or six-story Centers depending on the character of the surrounding area.

Policy 3.9.6: Require that commercial and mixed-use buildings located adjacent to residential zones be designed and limited in height and scale to provide a transition with these uses, where appropriate.

Policy 3.9.7: Provide for the development of public streetscape improvements, where appropriate.

The Project is consistent with the Community Centers land use designation's first typology: A multiuse, non-residential center that encourages the development of professional offices, **hotels**, cultural and entertainment facilities, in addition to the neighborhood-oriented uses. The Project is located in an area of Westlake consisting of properties with the Highway Oriented Commercial land use designation and are zoned C2-1, among a mix of Medium Residential and High Medium Residential and R3- and R4-zoned properties. The Project Site's proposed Community Commercial land use designation supports the area's diversity of uses, consistent with the Framework's characterization of Community Commercial as a focal point of activity for surrounding groups. The Project will invigorate the immediate area by replacing an obsolete shopping center and associated surface parking lot with a hotel. Approval of the Project will therefore contribute to the existing diversity of jobs and services in an urban area that is well-served by public infrastructure and transit.

- c. **Health and Wellness Element:** "Plan for a Healthy Los Angeles", the Health and Wellness Element of the General Plan, provides high-level policy vision to elevate health as a priority for the City's future growth and development. The Plan focuses on public health from the perspective of the built environment and City services. The proposed Project is consistent with the Plan 's policies, as follows:

Policy 2.2: *Healthy building design and construction: Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices, and programs.*

Policy 3.8: *Active spaces: Support public, private, and nonprofit partners in the ongoing development new and innovative active spaces and strategies to increase the number of Angelinos who engage in physical activity across ages and level of abilities.*

Active spaces in the proposed Project include a fitness center and swimming pool. The proposed Project will comply with the state and local Green Building Codes. The project site's location, near several public transit lines, and restaurant uses at the ground level encourage pedestrian circulation in an area currently with limited pedestrian activity.

- d. **Mobility Element:**, The proposed General Plan Amendment and Zone Change are consistent with the Mobility Plan 2035, the Mobility/Transportation Element of the General Plan, including the five goals of the plan to provide:
- i. Safety First
 - ii. World Class Infrastructure
 - iii. Access for All Angelenos
 - iv. Collaboration, Communication and Informed Choices
 - v. Clean Environments & Healthy Communities

Pursuant to Mobility Plan 2035, the designations for the Project's adjacent streets are: James M. Wood Boulevard, adjoining the project site to the south, is designated an Avenue III and has a 72-foot right-of-way; Westlake Avenue, adjoining the project site to the east, is designated a Standard Local Street with a 60-foot right-of-way. The proposed project will not impact Mobility Plan 2035 as Westlake Avenue is presently 60 feet wide while the portion of James M. Wood Blvd. that is adjoining the project site has varying widths of 78 to 80 feet. The Department of Public Works, Bureau of Engineering is requiring off-site improvements as part of the project's approval, including any necessary removal and reconstruction of the existing right of way improvements.

The Applicant is not requesting discretionary actions to allow relief from off-street automobile stalls and bicycle parking spaces. The project site is well-served by public transportation, including the following regional and local bus lines:

- Metro Local Line 200 runs north-south along Alvarado Street;
- Metro Local Line 66 runs east-west along 8th Street and Olympic Boulevard.
- LADOT Pico Union / Echo Park line runs in all directions but generally north-south toward Echo to the north and the Pico Union neighborhood to

the south, including along Alvarado Street, Union Avenue, Westlake Avenue, Lucas Avenue and Washington Boulevard.

3. CHARTER COMPLIANCE - CITY CHARTER SECTIONS 555, 556 AND 558 (GENERAL PLAN AMENDMENT)

The proposed General Plan Amendment is consistent with Charter Sections 555, 556 and 558. It sustains numerous goals, policies and objectives of the Citywide General Plan Framework and the Westlake Community Plan to provide density in commercial centers, support transit use, reduced vehicle dependency, and improve air quality. The proposed GPA will change the land use designation from Highway Oriented Commercial to Community Commercial on the land use map, promoting job and housing growth in a multi-use, non-residential center that encourages the development of professional offices, hotels, cultural and entertainment facilities, in addition to the neighborhood-oriented uses.

The Project Site and "Add Area," which extends to properties along both sides of Alvarado Street, between 8th Street and James M. Wood Boulevard, are in an existing commercial and multiple family residential area, a location that is able to support such developments that are in close proximity to rail and bus transit stations. The recommended "Add Area" is zoned C2, and is a mix of commercial uses, in a node of urban activity. The project site and "Add Area" are located within one-half mile from the MacArthur Park Metro Red Line and Purple Line Rail Station, which is at the corner of 6th Street and Alvarado Boulevard adjacent to the popular McArthur Park. The MacArthur Park Metro Red Line station provides access to Hollywood and the San Fernando Valley, with connecting service to the Metro Orange Line (serving the west Valley and Chatsworth). The Metro Red Line and Purple Line serve Downtown, including Los Angeles Union Station, with connecting service to the Metro Gold Line (serving Azusa and East Los Angeles), Amtrak passenger rail, Metrolink commuter rail, and bus service for regional and local lines. The Metro Purple Line also serves Koreatown. The Metro Blue Line originates at the 7th Street/Metro Center station and provides access from downtown Los Angeles to downtown Long Beach, as well as connecting service to the Metro Green Line (serving Norwalk, Redondo Beach, and LAX via shuttle). Additionally, the Wilshire/Alvarado Bus Station provides access to the several Metro Bus lines that are available.

The Project Site is located within the Westlake Community Plan area, which designates the site and properties along Alvarado Street between James M Wood Boulevard and midblock between 7th and 8th Streets for Highway Oriented Commercial Land Uses. Properties located north along 7th Street up to Wilshire Boulevard are within the Community Commercial Land Use Designation. The General Plan Amendment for the Project Site to amend the land use designation from Highway Oriented Commercial to Community Commercial, is consistent with the land uses of the properties located to the north along Alvarado and 7th Streets, which includes local serving commercial uses such as local restaurants, bakeries, and retail establishments.

The Westlake Community Plan was last updated in 1997. In 2001, the City readopted the General Plan Framework, which shifted away from the use of the Highway Oriented Commercial Designation to the designations of Neighborhood or Community Commercial to describe land uses along the City's commercial corridors. The Community Commercial Land Use Designation is a useful tool for facilitating walkable neighborhoods as the City and region have embraced a more robust public transportation system, with focused efforts on mixed-use and high density development near rail stations.

The Community Commercial Land Use Designation is a useful tool for facilitating walkable neighborhoods consistent with the region's increasingly more robust public transportation system, including mixed-use and high density development near rail stations and bus lines.

As conditioned, the Project will be designed in harmony with the existing neighborhood and minimize impacts on neighboring properties. The Project's recommended bulk and height will be an appropriate addition to adjacent land uses. The Project will replace an underutilized shopping center and associated surface parking lot with a hotel, which is compatible with other developments and improvements in the immediate vicinity. The GPA will unify land use and zoning with adjacent and future planned land use patterns in the "Add Area." Moreover, it would allow for redevelopment of the Project Site, reflecting the typical scale envisioned by the General Plan Framework. It would also provide a hotel in the Westlake area to accommodate a growing shortage of hotel rooms and employment opportunities in the surrounding neighborhood.

Entitlement Findings

1. Zone Change Findings.

- a. Pursuant to Section 12.32 C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

The proposed Project is a new six-story hotel comprising 100 guest rooms, approximately 10,948 square feet of office, restaurant, meeting room and support space, and two levels of basement parking. The Project includes approximately 100 vehicle parking spaces and 12 bicycle parking spaces. The Project Site is currently improved with an approximately 8,228 square-foot, single-story shopping center and related surface parking on three lots totaling approximately 22,500 square feet. The Project Site is zoned R4-1 and C2-1 and designated in the Westlake Community Plan as Highway Oriented Commercial.

The proposed Vesting Zone Change to C2-2D would lead to a development that is deemed consistent with public necessity, convenience, general welfare and good zoning practice. The Westlake Community Plan designates the property for Highway Oriented Commercial uses, which corresponds to the C 1, C2, CR, RAS3, RAS4 and P Zones. The proposed Zone Change to C2-2D is consistent with the proposed General Plan Land Use Designation of Community Commercial, as the C2 Zone is one of the corresponding zones. For the C2 Zone, Height District No.2 allows unlimited height; however, height is effectively limited by a maximum FAR of 6: 1. The proposed Project will be built to a height of approximately 82 feet and an FAR of 2.99:1. The proposed Zone Change would allow for the R4 portion of the lot to match the C2 portion.

Public Necessity, Convenience, and General Welfare. The rezoning of the site to accommodate the conditioned project will be consistent with public necessity as it will increase both job opportunities and tourism in the Westlake Community of Los Angeles. The Project site is located within an area that includes a dense collection of office buildings, hotels, stores, churches, schools and apartment buildings, as well as the MacArthur Park Metro Red Line and Purple Line Rail subway station at the corner of 6th Street and Alvarado Boulevard. The rezoning allows for the construction of commercial, residential and hotel uses. As conditioned, the design of the

proposed project will enhance the neighborhood and will contribute to the Westlake Community Plan Area.

The objectives of the Westlake Community Plan include providing adequate land for strengthening existing commercial areas and designing new development to be compatible with adjacent residential neighborhoods. Changing the existing zone to the (T)(Q)C2-2D Zone will allow for the development of project that complements adjacent properties and the neighborhood. Public Convenience is also served by increasing pedestrian activity and accommodating tourism, given the close proximity to downtown.

The Project reduces reliance on the car by locating a hotel use near transit access to local and regional destinations. The proposed project will be located less than a mile from an existing Metro subway station and just south of a major transportation corridor that provides substantial public transit opportunities and facilities. The site is located near many office, residential, retail and restaurant uses. These opportunities increase pedestrian activity, which in turn benefits local businesses and neighborhoods.

The proposed project will promote general welfare of the community by the following:

- Help meet local job needs.
- Enhance the sense of community in the area by providing an amenity near substantial public transit opportunities and facilities.
- Bring investment to the Westlake community.

The requested Zone Change to (T)(Q)C2-2D is in substantial conformance with the purposes, intent and provisions of the General Plan, and is consistent with good zoning practice. It will provide for development of Project that complements both the commercial and residential character of the area. The Project's bulk and size is compatible and consistent with the dense multifamily and commercial uses in the area. The proposed Zone Change would enhance the pedestrian experience, provide new opportunities for tourism, and provide a development compatible with the surrounding area.

- b. Per LAMC Section 12.32 G.1 and 2, the current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. The "T" Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The "Q" conditions that limits the scale and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

2. Height District Change Findings.

- a. **Pursuant to Section 12.32 of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

The proposed Height District Change from Height District 1 to Height District 2D would permit an FAR of 3:1 on the site. The proposed Height District Change will allow for the construction, use and maintenance of the proposed hotel project, which is consistent with the General Plan and serves the public necessity, convenience and general welfare and good zoning practice. The requested Height District Change would allow for consistent scale of development throughout the Project Site. The proposed FAR would be equivalent in Floor Area Ratio allowed within the surrounding parcels with zoning designations of R3 and R4. The concurrent Height District Change to Height District No. 2D will limit development of the proposed hotel to a maximum FAR of 3:1, ensuring that bulk and scale are compatible with existing zoning and future development in the neighborhood.

3. Vesting Conditional Use Findings.

- a. **That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The Applicant is requesting a Conditional Use Permit ("CUP") to allow the construction, use and maintenance of a 6-story, 100-room hotel with two levels of basement parking which is located within 500 feet of an "R" Zone. The proposed hotel would replace the current underutilized 8,228 square-foot shopping center and associated surface parking lot.

Approval of the CUP will provide a service that is essential and beneficial to the community and region. There is currently a hotel shortage in the Downtown area-particularly around the convention center. Much of the existing supply in Downtown Los Angeles is characterized by two types of hotels: very high-end and expensive or low-end. Current real estate values can make it difficult to build moderately priced hotels Downtown. Communities outside of Downtown Los Angeles that are just a short distance away, offer an alternative.

On-site amenities include a swimming pool and 250 square-foot gym on the second floor, and a 1,033 square-foot meeting room and 2,693 square-foot restaurant on the ground floor.

The use of the hotel and ground floor restaurant is compatible with the surrounding development and will serve as a source for increased employment. The hotel and restaurant will provide an additional amenity and service for those who are visiting the area and local residents. As conditioned herein, the project will enhance the built environment in the surrounding neighborhood and will provide an amenity and service that will be beneficial to the community.

- b. **That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

Within 500 feet of the Project Site are parcels with land use designations of Medium Residential and High Medium Residential (R3 and R4 Zones) with an accompanying footnote on the Westlake Community Plan Land Use Map limiting height and FAR to Height District No.1. The surrounding parcels with zoning designations of R3 and R4 are permitted a maximum FAR of 3:1. The concurrent request for a Height District

Change to Height District No. 2 will limit development of the proposed hotel to a maximum FAR of 3:1, ensuring that bulk and scale are compatible with existing and future development in the neighborhood.

Furthermore, the Project Site is located on James M. Wood Boulevard, a commercial corridor characterized at this location by a church to the east, a restaurant and hotel to the south, and retail to the west. The 9-foot setback along the northern boundary of the Project Site and the "U"-shaped orientation of the hotel provides a buffer and reduces massing between the hotel and the existing apartment complex north of the Project Site.

- c. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The Project Site's proposed zoning is C2-2D, which is consistent with the proposed land use designation of Community Commercial. The proposed Project substantially conforms with the general purpose and intent of the Westlake Community Plan, including;

Commercial, Objective No.1: *To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.*

Approval of the requested CUP will allow demolition of the existing 8,228 square-foot underutilized shopping center and allow the development of a hotel, a much-needed service that will foster tourism and create jobs for the Westlake community.

Commercial, Objective No.3: *To improve the compatibility between commercial and residential uses.*

Defined as a residential use, hotels represent a "hybrid" of residential and commercial uses, ensuring compatibility between the commercial uses surrounding its three sides and the multifamily development to the north.

Commercial, Policy No.7: *That new commercial development be oriented so as to facilitate pedestrian access by locating parking to the rear of structures.*

Except for a few parking spaces on the ground floor to facilitate loading and unloading, the majority of the Project's parking is located in two basement levels. Vehicular access to the Project Site is limited to a single driveway located on the abutting alley. Access to the basement levels is through a two-way ramp at the rear of the property, ensuring that James M. Wood Boulevard and Westlake Avenue remain pedestrian-friendly.

Commercial, Policy No.8: *That adequate parking be provided for all types of retail and office commercial development, and that all parking areas adjacent to residential lands be appropriately buffered by a wall and/or landscaped setback.*

The proposed Project provides the Code-required vehicle parking spaces. That the majority of the Project's parking is located below ground level certainly ensures that the parking area is appropriately buffered from residential uses.

- 4. Site Plan Review Findings.** In order for the site plan review to be granted, all three of the legally mandated findings delineated in Section 16.05 F of the Los Angeles Municipal Code must be made in the affirmative:
- a. **The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

The proposed Project involves the demolition of an existing shopping center and associated surface parking lot and the construction of a six-story, 100-room hotel with two levels of basement parking. The building will include ancillary uses such as meeting room, office, maintenance, swimming pool, fitness center and restaurant for the hotel's guests.

The Project Site is within the Westlake Community Plan and contains dual zoning designations of R4-1 and C2-1 and a single General Plan Land Use Designation of Highway Oriented Commercial. The proposed GPA would designate the Project Site with the Community Commercial Land Use Designation with a corresponding zone of C2-2D in order to allow construction of the proposed hotel. The requested Zone and Height District Change from R4-1 and C2-1 to C2-2D is compatible with the existing development of the neighborhood, consistent with the general intent and provisions of Westlake Community Plan. The proposed 6-story building would be compatible with the surrounding 2 and 4 story buildings because proposed Project is on a corner, in node of urban activity.

Framework Element

Land Use (Framework Chapter 3)

Goal 3A (Distribution of Land Use): *A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a health of living environment, and achievement of the vision for a more livable city.*

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Objective 3.2: Provide for the spatial distribution of development that promotes an Improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Objective 3.3: Accommodate projected population and employment growth within the City and each community plan area and plan for the provision of adequate supporting transportation and utility infrastructure and public services.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Economic Development (Framework Chapter 7)

Goal 7D: *A City able to attract and maintain new land uses and businesses.*

Conformance with the Westlake Recovery Redevelopment Project Plan

The Project is consistent with the following Redevelopment Plan goals:

Goal No.1: *To promote the economic well-being of Westlake through the encouragement of the revitalization of viable commercial areas.*

Goal No.4: *To enhance the safety of residents, business owners, employees and visitors and their property.*

Goal No. 21: *To reduce crime, the fear of crime, graffiti and vandalism in the community to enhance livability for residents and businesses and to encourage visitors.*

Goal No. 26: *To enhance and promote the Westlake community as a place to live, shop and work, and to create a safe 24-hour viable community.*

The Project meets several objectives and goals, including promoting the economic well-being of Westlake by contributing to the revitalization of a commercial area, and locating new development near public transit, and shopping, services, and employment. The Project represents the re-development of an existing underutilized site, in an urbanized location, near a major transit corridor. A hotel at this location helps to revitalize a neighborhood, accommodate tourism, enhance business development, and promote efficient use of the land.

Commercial Citywide Design Guidelines

The City of Los Angeles' General Plan Framework Element and each of the City's 35 Community Plans promote architectural and design excellence in buildings, landscape, open space, and public space. They also stipulate that preservation of the City's character and scale, including its traditional urban design form, shall be emphasized in consideration of future development. The Citywide Design Guidelines serve to implement the Urban Design Principles, a part of the Framework Element. These principles are a statement of the City's vision for the future of Los Angeles, providing guidance for new development and encouraging projects to complement existing urban form in order to enhance the built environment. The proposed development is consistent with the following goals, objectives and policies of the Residential Citywide Design Guidelines:

Objective No. 1: Consider Neighborhood Context & Linkages in Building & Site Design

Site Planning:

Creates a strong street wall by locating building frontages at the front property line where no setback requirement exists, or at the required setback.

Provide direct paths of travel for pedestrian destinations within large developments. Especially near transit lines, create primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops.

The project meets this guideline by bringing the building close to the property line and incorporating landscaping within the transition between the sidewalk and the

private property. The main entrance is located in the middle of James M. Wood Boulevard, and a secondary entrance is located at the corner of James M. Wood Boulevard and Westlake Avenue.

Entrances

Ensure that the main entrance and entry approach can accommodate persons of all mobility levels.

The building was designed to provide multiple entry points that are accessible to persons of all mobility levels. A main entrance is located on James M. Wood Boulevard and at corner, both of which are at existing grade. The vehicular parking area also includes an entryway directly into the lobby area. The short-term bicycle parking is located on the ground level away from vehicles, with easy access to the lobby area.

Relationship to Adjacent Buildings

Ensure that new buildings are compatible in scale, massing, style, and/or architectural materials with existing structures in the surrounding neighborhood. In older neighborhoods, new developments should likewise respect the character of existing buildings with regards to height, scale, style, and architectural materials.

The new building is built to the property line at the street level, which is in keeping with most of the adjacent development. The building is 6 stories tall, whereas the tallest buildings within the vicinity is 5 stories tall. The C-zoned properties within the vicinity have no height limit. In addition, the less intense development is located between the corridors, and the proposed project is appropriate for the site as it fronts a commercial corridor.

Plant trees, shrubs, and vines to screen walls between property lines. Use decorative walls that include a change in color, material, and texture.

The project includes landscaping in the areas between the property and building lines. The project features horizontal and vertical contrasts at the base and the upper stories and utilizes a variety of materials including stucco, aluminum textured wall panels, and wood siding to create visual interest.

Objective No. 2: Employ High Quality Architecture to Define the Character of Commercial Districts

Pedestrian Scale

Differentiate the ground floor from upper floors. Changes in massing and architectural relief add visual interest and help to diminish the perceived height of buildings.

The project features a strong base that is differentiated from the upper stories. The base incorporates horizontal accents, while the upper stories include articulated masses and window fins to create verticality.

Objective 4: Minimize the Appearance of Driveways and Parking Areas

Off-Street Parking and Driveways

Place on-site parking to the side or rear of buildings so that parking does not dominate the streetscape.

Maintain continuity of the sidewalk by minimizing the number of curb cuts for driveways and utilizing alleys for access and egress. Where alleys do not exist, concentrate curb cuts at side streets or mid-block.

The project was designed to have vehicular access to the project taken from the alley to the west of the project site. The sidewalk along the property lines do not have any curb cuts, which will create a seamless walking experience.

- b. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The Project will be compatible with existing and future development on adjacent and neighboring properties, as described below:

Arrangement of Buildings and Structures

Arrangement of the Project's building and site features, including bulk and massing, height and setbacks, will be compatible with surrounding development. The Project comprises a six-story building with 100 guest rooms, approximately 10,948 square feet of office, restaurant, meeting room and support space on the ground floor and mezzanine that is open only to hotel guests, and two levels of basement parking, with frontage along James M. Wood Boulevard and Westlake Avenue.

In terms of bulk and massing the Project will rise as a single "U" shaped building above two levels of basement parking. The "U" shape of the building "opens" along the northern boundary of the site, breaking up the mass of the Project's northern elevation and ensuring compatibility with the adjacent multi-family building north of the Project Site.

The Project's massing is further articulated by varied architectural treatments and materials. The combination of platinum, metal fringe and lace veil cement plaster and yellow teak wood veneer, dark bronze aluminum and boat anchor metal canopies accentuate the building form while windows and doors enliven the ground floor and encourage foot traffic. The variation in colors and wall planes provide additional articulation. The canopy and signage draw attention to the main entrance to the building at James M. Wood Boulevard, ensuring compatibility with the residential neighborhood along Westlake Avenue.

In terms of height, the new zone designation does not have a height limit. The six-story Project's stair cases and elevator shafts create a varied roofline that range between 73 and 82 feet which, together with other elements of the Project's design, is compatible with the height and scale of the surrounding urban neighborhood. The proposed six story height for the Project helps provide a visual transition from the two- to four-story multifamily residential buildings surrounding the Project Site, including along adjoining Westlake Avenue and along James M. Wood Boulevard past Alvarado Street and Bonne Brae Avenue.

The Project will meet or exceed all yard setback requirements which include 0-feet required at the front yard along Westlake Avenue, 0-feet at the side yard along James M. Wood Boulevard, 0-feet rear yard along the alley adjoining the Project Site to the west and, a 9-foot side yard along the northern boundary. The 9-foot side yard-including the landscaping on the ground floor along the northern boundary provides a buffer from the adjacent multi-family building. Together with the "U" shape of the building, the setback will further contribute to compatibility with the surrounding neighborhood and enhance the urban experience for pedestrians and residents.

Off-Street Parking Facilities

The Project will provide all 100 automobile parking spaces on-site. Except for a few spaces on the ground floor to accommodate loading / un-loading and in compliance with ADA regulations, most of the Project's parking spaces are contained within two basement levels. Automobile access will be limited to one driveway off the alley to the west. The proposed automobile parking spaces and restriction of vehicular access to James M. Wood Boulevard will minimize potential traffic and parking impacts on adjacent streets.

Long-term bicycle parking spaces will be secured in the subterranean parking structure. Short-term bicycle parking spaces will be located along the James M. Wood Boulevard frontage, in proximity to the main pedestrian entrance to the hotel lobby, consistent with the LAMC's bicycle parking regulations.

Loading Areas

The Project will contain one loading space and trash area that will be located on-site and will be accessible from the abutting alley on the north side of the building. It is situated to minimize visibility from surrounding properties to the greatest extent feasible and, minimize disruptions to traffic flow.

Lighting

The Project's lighting program will be compatible with surrounding development. Exterior lighting will illuminate on-site facilities in order to provide sufficient lighting for circulation and security, while minimizing impacts on adjacent properties.

Landscaping

Landscaping is incorporated into portions of the project not covered by buildings or structures, including within the side yard along the northern boundary of the Project Site and along the James M. Wood Boulevard frontage.

Trash Collection

The Project will provide adequate, on-site space for trash receptacles in order to ensure safe and efficient handling of solid waste. Trash areas will be accessible from the Project's loading area and will not be visible from the street.

- c. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

The hotel use is defined as a residential use due to the habitable rooms; however, it is not required to provide open space pursuant to LAMC Section 12.21 G as there are no dwelling units proposed. Although recreational and service amenities are not required, the Project will provide a restaurant, meeting room, swimming pool and gym, allowing guests the option to enjoy the convenience of these amenities on-site. These amenities will be limited for use by hotel patrons only. As conditioned herein, impacts will be minimized on neighboring properties.

Environmental Findings

5. **Environmental Finding.** A Mitigated Negative Declaration (ENV-2015-2031-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND and the Revisions and Additional Analysis dated January 10, 2018, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Department of City Planning on the 13th floor of 221 N. Figueroa Street.

6. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

PUBLIC HEARING AND COMMUNICATIONS

A public hearing by the Hearing Officer, on this matter, was conducted on June 22, 2018, at 10:00 a.m., at Los Angeles City Hall, 10th Floor, Room 1060.

1. Attendees

The hearing was attended by the applicant, the applicant's representatives, and approximately 15 members of the public who are interested parties to the project.

2. Testimony

The Applicant's Representative and the Applicant spoke, stating that the project would be an investment in the community, igniting economic activity and tourism, while also creating jobs. And while there is a housing crisis, that does not mean we should deny other uses.

Five other individuals spoke, one representing a union group. Issues raised were, construction noise and dust, shortage of housing, lack of community benefit and jobs, loss of the shopping center on site, the driving up of housing costs.

In addition to the public testimony, two letters were received prior to the public hearing; one was a request to be on the mailing list, and one stated concerns about air quality impacts, land use impacts, noise impacts, and cumulative impacts.