

## FINDINGS

1. **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 proposed Hyatt House hotel will be located in a portion of the Lincoln Heights neighborhood that consists of the County-USC Medical Center and the USC Health Science Campus. Prior to 2014, the subject project area was designated Limited Industrial until approval of a General Plan Amendment was granted transitioning it to General Commercial (Case No. CPC-2013-7-GPA-ZC-ZAD-SPR). While academic and medical institutions largely inhabit the area, the neighborhood is also characterized by several open space and public facilities. Commercial uses are new and uncommon in the area, especially developments such as the Hyatt House hotel which will provide a mixture of lodging accommodations, retail and dining services, and a gathering space for conferences and social events.

The Hyatt House hotel will enhance the surrounding built environment by creating a more vibrant and active streetscape within the USC Health Science Campus. Prior to the proposed hotel development, the subject property was partially utilized as a surface parking lot. The site's conversion into a mixed-use development will attract commercial and pedestrian activity through its lodging, dining, social gathering capabilities. It will primarily serve visiting scholars and prospective students of the USC Health Science Campus, as well as family and friends of in-patients at the Los Angeles County + USC Medical Center and the Keck Hospital of USC. In addition, activation of the site will also contribute to the area's safety and surveillance with the addition of amenities such as lighting fixtures, security cameras, and landscaping.

Approval of the request will enable Hyatt House hotel to offer its patrons a full line of alcoholic beverages through its in-room mini-cabinets and hotel bar and restaurant. The sale of alcoholic beverages, with or without food or other beverage sales, will lend to the commercial vibrancy of neighborhood by providing a service that is generally in demand by hotel patrons and commonly provided by similar hotel operators. It will provide additional sales revenue for the hotel as well as enhance patron experience. While the sale of alcoholic beverages is already authorized on the site by the approved Master Conditional Use Permit (Case No. CPC-2015-376-MCUP-ZV-ZAD-SPR), the Plan Approval enables the Zoning Administrator to consider more closely the nature of each operation and to impose further conditions as necessary. Monitoring and safety conditions have been imposed in this grant to address public concerns related to the sale and on-site consumption of alcoholic beverages at the subject Hyatt House.

The approval of the sale and dispensing of a full line of alcoholic beverages, in conjunction with the imposed conditions of approval, will assure that the service of alcohol is not disruptive to the community. The approved grant supports the transition of properties from Light Industrial to General Commercial, with the Hyatt House hotel development offering services and amenities that are new to the community. Nearby residents and staff will have the opportunity shop, dine, and host events at the mixed-use hotel while guests can find accommodations during their visit to the USC Health Science Campus or nearby hospitals. As such, the request will contribute to the commercial and pedestrian activation of the surrounding built environment.

2. **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.**

The subject property was previously entitled for a Master Conditional Use Permit (MCUP) to allow on-site alcohol sales at five establishments at the mixed-use Hyatt House hotel development (Case No. CPC-2015-376-MCUP-ZV-ZAD-SPR). The MCUP requires each tenant to file for a Master Plan Approval to review the proposed operation of each tenant in further detail and to impose project-specific conditions of approval that address hours of operation, seating, size, security, live entertainment, etc. The 175,845 square-foot Hyatt House hotel, at-large, anchors the mixed-use development and is the subject project in review. Other tenants include the USC Conference Center and prospective retail shops and restaurants. Upon completion, the hotel will provide 200 guest rooms and a variety of amenities and services on the ground floor. The hotel will be located on the northeast corner of San Pablo Street and Alcazar Street.

Surrounding land uses consist of commercial, light industrial, open space, and public facility uses. Properties north of the subject property and across Valley Boulevard are zoned PF-1 and OS-1XL, and include a Union Pacific rail right-of-way and Lincoln Park. Properties east of the subject project are zoned PF-1 and CM-1, and include Los Angeles County Department of Public Works facilities and parking. Properties south of the subject property are zoned C2-2 and include a variety of academic and medical facilities part of the USC Health Science Campus. Properties west of the subject property are zoned [T][Q] C2-2 and include a graduate student housing complex and childcare facility.

The Plan Approval for the sale of a full line of alcoholic beverages on the subject site in conjunction with the Hyatt House hotel will not further degrade adjacent properties. The request does not alter the location, size, height, or any other significant features associated with the overall development of the Hyatt House hotel, including the ground-floor tenant spaces and the USC Conference Center. The sale and on-site consumption of alcoholic beverages will be confined within the hotel premises.

The subject hotel will conform with the development standards for projects in the C2-2 zone set forth by the Northeast Los Angeles Community Plan and the Citywide Commercial Design Guidelines. It will be consistent with the following design components: (i) articulation of facades to provide variation and visual interest; (ii) use of building materials that accent or complement adjacent and nearby building facades; (iii) screening of mechanical, electrical and rooftop equipment from public view; and (iv) on-site lighting along pedestrian walkways and vehicular access ways.

The height of the project will be consistent in scale with the height of the existing structures within the USC Health Science Campus. The Hyatt House hotel will stand five-stories tall similar to that of the adjacent graduate student housing complex. Other nearby USC Health Science Campus and public facilities buildings range from 4 to 15 stories in height.

Hyatt House hotel will provide 24-hour daily operation for guests to check-in and out. Guests will have access to numerous hotel amenities, including but not limited to, a 5,800 square foot uncovered outdoor pool area, two conference rooms, and a restaurant and bar located adjacent to the hotel lobby. These spaces serve as extensions of the guest rooms allowing guests to gather, dine, and socialize. Live music, in the form of piano and jazz, will also be offered as entertainment at these locations. Food and alcohol service will be offered from the hotel's fixed bar and restaurant, as well as portable bars stationed within the outdoor pool area. Upon request, hotel staff will authorize use of controlled-access liquor cabinets in guest rooms as commonly practiced among hotel operators.

During the public process, two communications were received from the public. These include an email from the Lincoln Heights Neighborhood Council (via the applicant's representative) denoting that every attempt was made to coordinate outreach between the applicant and the

Neighborhood Council during the Covid Pandemic. The meeting was held on July 22, 2020 in which the project received unanimous support from their Planning and Land Use Committee. A second email communication Council District 14 (via the applicant's representative) indicating that their office will not be taking a position on the case and they have no concerns at this time.

The public hearing was held on August 26, 2020 at 9:30 a.m. telephonically in conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19. There were approximately eight persons who called in to attend – the applicants, his representative, and stakeholders in the area. Lee Rabun of CLR Enterprises, Inc. representative for both the hotel and USC Conference Center. Tom Weigel is the applicant of Hyatt Hotel and Dine Dejong is the applicant of USC Hospitality along with Mr. Jung. Mr. Rabun indicated that the applicants were present and commented that in 2015, a Master Conditional Use and other entitlements were approved by the City Planning Commission with the larger scope of the project involving a hotel of 185,000 square feet having 200 rooms and a ground floor area with 39,000 square feet including a 24,000 square foot restaurant service area, involving 180 interior seats and 32 outdoor seats; however, we are asking for 175 interior seats and 24 outdoor seats. The conference facility will provide catalyst opportunities for the USC campus. The banquet hall is composed of a 9,000 square foot banquet center for private and public bookings, from 6 a.m. to 2 a.m. There are 171 on site parking spaces for the hotel and conference center provided in the parking structure across San Pablo Street. Security is provided by the larger USC Security Guard Service. Outreach was also done with the Lincoln Heights Neighborhood Council but Mr. Rabun was sick during their first meeting, then the Covid Pandemic hit. It was no fault of the Neighborhood Council, but it was difficult to meet until March 20th. The committee wondered what happened then unanimously approved the request. The full Council didn't have a quorum in June and will meet at a later date. Council District No. 14 supports the request, as evidence of their email and had no issues. Officer Sandoval of the LAPD is poised to comment on the request.

There were three community stakeholders that expressed opposition to alcohol sales and cited the following issues:

- there will be problems of clean-up. There are always debris in the neighborhood from patrons of the liquor store. Another liquor outlet would create the same problem.
- the conference facility will be open later hours into the night. USC has made it safer, but the on-site sales will cause problems in the adjacent neighborhood. There is a larger problem in the neighborhood when people leave the conference center at night while drunk.
- The neighbors are older may not want to speak up on these issues.
- Bravo High School is close by as well. He is concerned of people that leave while intoxicated.
- The hotel's alcohol sales should not be at the expense of the neighbors.
- the neighborhood will benefit from the project; however, rejects alcohol in the neighborhood. The other liquor store in the area where people on campus already purchase alcohol.
- concerned with accidents and people drinking outside of the liquor store and drunken behavior toward the high school.

Officer Angel Sandoval of LAPD indicated he will submit a letter in a few weeks. Had been working with Lee Rabun. He had been working with USC on the larger campus and noted that heir agency has a good working relationship with the school. He will continue working with Mr. Rabun on the day care, hotel, and conference center.

Lee Rabun responded that there are two liquor licenses on the Arts Coffee Shop and the Health Sciences Campus. They are for facilities and campus employees. Then in 2015 the Conditional Use identified the Faculty House license will be replaced by the current project site. The paragraph on page 11 read to record that state Alcohol facilities will serve largely the campus. Liquor stores do pose problems that have triggered Conditional Use Permit laws and the South Central Alcohol Specific Plan. Homeless and drunken behavior on public streets have occurred. Mr. Rabun is familiar with the problems in downtown LA. However, part of the economic resurgence is downtown is due to restaurants and liquor licenses. Full-service hotel and conference are able to serve the facility, patients of the hospital and campus and others in the neighborhood doing quince eras at the conference center. These licenses have been vetted by the City Planning Commission in the Master Conditional Use entitlement.

The Zoning Administrator closed the public hearing and stated that he finds the testimony favorable and within the scope of the Master Conditional Use. He indicated that there is concern with traffic and patrons of the site exiting the site through the residential neighborhood via the interior of the campus and through Soto Street. The Zoning Administrator prefers exiting traffic be directed towards Valley Boulevard. Additionally, with the proper conditions, indicated that findings can be made in the affirmative after review of the administrative record and intends to conditionally grant the case. Further, the Zoning Administrator stated that the case will be held on advisement for a period of one week pending the receipt of the following information:

- Consideration of safety issues
- Sensitive uses nearby (residential uses and Bravo High School)
- LAPD's letter

Beyond the advisement period, LAPD's recommendations were received. An updated Plot Plan was also received from the applicant's representative.

Upon review of the administrative record, findings were made for the granting of the instant request. As with the approval of the Master Conditional Use Permit, the Plan Approval request was determined to be compatible with the surrounding uses, subject to specific conditions imposed. The Master Plan Approval for the sale of a full line of alcoholic beverages in conjunction with the proposed Hyatt Hotel on the subject site will not further degrade adjacent properties. The request will not alter the location, size, height, or any other significant features associated with the overall development of the Hyatt House mixed-use development. The sale and on-site consumption of alcoholic beverages shall be restricted to premises of the hotel and restaurant.

Operating conditions were established in the review of the record in order to achieve compatibility with the surrounding vicinity. To mitigate potential nuisances and criminal activity from occurring, conditions have been imposed to ensure the safety and welfare of the community and to encourage responsible management. Between 25-30 employees will be staffed at the hotel with all restaurant and bar employees fulfilling the required training pertaining to alcohol sales, an on-site security program will provide safeguards against alcohol-related issues and USC campus security personnel will ensure that alcohol consumption is conducted in a responsible manner. As conditioned, the proposed development and operation of the Hyatt House hotel will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of the community.

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

The twelve elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject site is located within the Northeast Los Angeles Community Plan area, and designates the land use as General Commercial.

The Northeast Los Angeles Community Plan identifies the project site as being within a portion of the Lincoln Heights neighborhood (County-USC Medical Center and USC Health Science Campus) posed with unique opportunities and challenges. Within the past decade, the subject property been approved of:

- Zone and Height change from CM-1 to [T][Q]C2-2 (Case No. CPC-2013-7-GPA-ZC-ZAD-SPR);
- Two General Plan Amendments approving the change from Limited Industrial to General Commercial, and the reclassification of streets within the USC Health Science Campus (Case No. CPC-2013-7-GPA-ZC-ZAD-SPR and Case No. CPC-2011-3043-GPA)
- Parcel Map approving the subdivision of commercial and residential lots (Case No. AA-2014-599-PMLA);
- Two Site Plan Reviews approving a new graduate student housing complex, childcare facility, and hotel (Case No. CPC-2015-376-MCUP-ZV-ZAD-SPR and Case No. CPC-2013-7-GPA-ZC-ZAD-SPR); and more

With the property transitioning into commercial use, the Community Plan acknowledges opportunities that will increase compatibility and complimentary uses between commercial and institutional areas. Hyatt House hotel will provide lodging accommodations for visiting scholars and prospective students of the USC Health Science Campus, as well as for family and friends of in-patients in the Los Angeles County + USC Medical Center and the Keck Hospital of USC. Given the large student and staff population that work in these institutions, the on-site restaurant bar, and conference rooms will provide beneficial services to the community and enhance the commercial character of the neighborhood. With the subject property adjacent to a student housing complex, medical and public facilities, the project complements these uses by functioning as a gathering space for hotel guests and visitors to socialize, dine, and attend public/private events.

The Community Plan text is silent with regards to alcohol sales, therefore in such cases the Zoning Administrator must interpret the intent of the plan. Approval of the applicant's request is consistent with the plan's objectives and policies, including:

- **Objective 2-2:** *To enhance the identity and appearance of commercial districts;*
  - **Policy 2-2.2:** *Require that projects in commercial areas be designed and developed to achieve a high level of quality, distinctive character, and compatibility with appropriate existing uses and development limited conversion to accommodate affordable residential uses.*

The Framework Element identifies the proposed hotel as a "community center". Community Centers "contain a diversity of uses such as small offices, overnight accommodations, cultural and entertainment facilities, schools and libraries in addition to neighborhood-oriented uses".

As such, the subject project is consistent with the objectives and policies related to the [Q]C2-2 designation in the following matter:

- **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 3.9.2:** *Encourage the integration of school classrooms, libraries, and similar educational cultural facilities within commercial, office, and mixed commercial-residential structures*

The proposed Hyatt House hotel also adheres with the objectives of the Adelante-Eastside Redevelopment Plan notably:

- **§ 106.1:** *Improve the quality of life for those who live and work in and visit the Project Area through enhanced business, employment, housing, shopping, entertainment, recreational, and educational opportunities.*

The project supports the objectives and policies of the above plans providing a beneficial and complementary use to the USC Health Science Campus community. The required findings have been made and the operation has been imposed with conditions of approval. Therefore, the project conforms to the purpose, intent, and provisions of the General Plan, the Northeast Los Angeles Community Plan, and the Adelante-Eastside Redevelopment Plan.

4. **The proposed use will not adversely affect the welfare of the pertinent community.**

The approval of the Master Plan Approval request for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the subject hotel will not adversely affect the welfare of the community. The site was entitled for a Master Conditional Use Permit of up to five (5) establishments to sell alcoholic beverages on-site. It will offer guests lodging accommodations during their visit to the USC Health Science and the nearby hospital facilities. Additionally, the hotel's ground-floor restaurant, bar, conference rooms, and outdoor pool area will serve as a gathering place for people to socialize, dine, and attend academic and social events. The incidental sale of alcohol will provide a desired service for guests, enhancing their stay at the hotel. In addition, the project will positively impact the public and economic welfare of the neighborhood with the generation of new job opportunities and tax revenue. While the proposed Hyatt House hotel will be a new and uncommon use to the area, conditions have been imposed to safeguard against any nuisances and criminal activity associated with the sale and consumption of alcohol.

With oversight from the California Department of Alcoholic Beverage Control (ABC) and the conditions which have been imposed upon the conference center, the project will be compatible with the character of the immediate neighborhood. Such conditions include the requirement of security measures such as a surveillance system and deterrence of graffiti and loitering. In addition, the grant requires the use and maintenance of an age verification device to deter underage purchases and drinking. Employees must also undergo STAR (Standardized Training for Alcohol Retailers) training, provided by the Los Angeles Police Department, LEAD (Licensee Education on Alcohol and Drugs) training, or RBS (Responsible Beverage Service) provided by the Department of Alcoholic Beverage Control. Both the Conditions of Approval and the requirements of the State Alcoholic Beverage Control agency are intended to protect the public health, welfare, and safety of the

community. Therefore, it is expected that the sale and dispensing of alcohol will not adversely affect the welfare of the pertinent community.

5. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California Department of Alcoholic Beverage Control's (ABC) licensing criteria, two (2) on-sale and one (1) off-sale consumption licenses are allocated and authorized to the subject census tract (Census Tract 2033). Currently there are 3 establishments holding active, alcohol licenses in the census tract which include:

- (1) *Type 20: Off-Sale Beer and Wine*
- (1) *Type 41: On-Sale Beer and Wine – Eating Place*
- (1) *Type 51: Club*

Within 1,000 feet of the subject site there are two (2) alcohol-selling establishments holding a total of two (2) alcohol licenses. They include:

- Type 41: On-Sale Beer and Wine – Eating Place, Art's Coffeeshop*
- Type 51: Club, Edmondson Faculty Center*

According to statistics provided by the Los Angeles Police Department's Central Division Vice Unit, within Crime Reporting District No. 443, which has jurisdiction over the subject property, a total of 164 crimes were reported in 2019 (121 Part I, Crimes and 43 Part II, Arrests), compared to the Citywide Average of 170 crimes and compared to the High Crimes average of 204 crimes for the same reporting period.

Part I Crimes reported by LAPD include Homicide (0), Rape (1), Robbery (8), Aggravated Assault (13), Burglary (11), Auto Theft (9), and Larceny (79). Part II Crimes reported include, Narcotics (8), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (0), DUI related (6), Moving Traffic Violations (3), Miscellaneous Other Violations (15) and other offenses (5). Of the 164 total crimes reported for the Reporting District, 6 arrests were made for driving under the influence.

The concentration of alcohol licenses in a given area can be undue if the addition of a license will negatively impact the surrounding neighborhood. Concentration is not undue when the approval of a license does not negatively impact the neighborhood, rather it serves a public convenience to the community. The subject request allowing the sale of a full line of alcoholic beverages for on-site consumption at Hyatt House hotel will not, by itself, contribute to an undue concentration of on-sale licenses within the Census Tract with respect to the maximum numbers authorized and it being located within a crime reporting district where the crime rate is below the Citywide average. However, with the MCUP of 2015 permitting on-sale alcohol service for up to five establishments on the subject property and the USC Conference Center's pending request (Case No. ZA-2020-1097-MPA), the number of licenses will surpass the authorized threshold.

Like many hotel operators, the sale and dispensing of alcohol for on-site consumption is a

typical service provided to patrons to complement their hotel and dining experience. It also lends to the economic viability of the hotel operation and contributes to an increase in tax revenue. With one other establishment (Edmond Faculty Center) in USC's Health Science Campus licensed to serve alcohol, the demand for gathering places such as the Hyatt House hotel which are capable of accommodating guests and hosting events justifies the need for on-site sale of alcohol. Therefore, the sale and dispensing of alcohol will not contribute to an undue concentration of alcohol licenses in the area and will be of public convenience to the community.

Conditions have been imposed in the grant to mitigate potential nuisances and criminal activity at the subject property. ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. In addition, negative impacts commonly associated with the sale of alcohol for on-site consumption such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions set forth by the Zoning Administrator to safeguard the welfare of the community. For example, hotel employees responsible for serving alcohol to patrons must complete the required training pertaining to alcohol sales, and security personnel will be present to monitor responsible behavior. The operation of the Hyatt House hotel, in conjunction with the sale and dispensing of a full line of alcoholic beverages for on-site consumption will serve to enhance the character of the area while operating in a manner that will be responsible and considerate of its surrounding uses.

- 6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The project site is zoned for commercial use and will be utilized as such with the development of the subject Hyatt House hotel. The five-story hotel will operate within the USC Health Science Campus in the Lincoln Heights neighborhood, an area predominantly surrounded by institutional (academic and medical) and public facilities. The hotel will serve the surrounding community by offering lodging accommodations, food service, and conference rooms for meetings and social events. It will also contribute to the commercial and pedestrian vibrancy of the surrounding built environment. The hotel will complement the needs of the neighboring students, employees, and guests while not detrimentally affecting the surrounding residential communities and sensitive uses. The following sensitive uses are located within a 1,000-foot radius of the site:

**Sensitive Uses**

Eastlake Juvenile Court	1601 Eastlake Ave.
Central Juvenile Hall	1605 Eastlake Ave.
Lincoln Park	3501 Valley Blvd.
El Parque de Mexico	Mission Rd./Valley Blvd.
Hazard Recreation Center	2230 Norfolk St.
Keck School of Medicine of USC	1975 Zonal Ave.
LAC + USC Medical Center	2051 Marengo St.
Alcazar Child Development Center	2215 Alcazar St.

Currie Hall (Graduate Student Housing)

2215 Alcazar St.

**Establishments Selling Alcoholic Beverages**

Art's Coffee Shop

1917 Zonal Ave.

Edmondson Faculty Center

1969 Zonal Ave.

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive use. The grant has been well-conditioned, which should protect the health, safety, and welfare of the surrounding neighbors including the adjacent graduate student housing complex (Currie Hall). The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to the USC Health Science Campus in Boyle Heights and will provide a beneficial service to neighboring residents, employees, and visitors. Therefore, as conditioned, the project will not detrimentally affect residentially-zoned properties or any other sensitive uses in the area.

**ADDITIONAL MANDATORY FINDINGS**

9. 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 Flood Zone X, areas determined to be outside the 500-year flood plain.