

FINDINGS

General Plan Amendment, Zone and Height District Change Findings

- 1. The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity. (Charter Section 555)**

The subject property is located within the Central City North Community Plan which was updated by the City Council on September 7, 2016. The Plan Map designates the entire property for Heavy Manufacturing with corresponding M3 Zone. The property is zoned M3-1-RIO.

The subject property is located two (2) blocks south of the Artists-in-Residence District also known as the established Arts District neighborhood within the Central City North Community Plan area.

As stated in the Central City North Community Plan, the Artists-in-Residence District is bounded by 1st Street, the Los Angeles River, 6th Street, and Alameda Street. This area located just outside Little Tokyo boundaries, is primarily made up of old warehouses now converted to artists' lofts and studios. The Central City North Community plan encourages the continued and expanded development of a thriving artists-in-residence community in the plan and proposed redevelopment areas.

The surrounding area consists of a variety of commercial, live/work residential, industrial, and mixed-use developments. The Arts District neighborhood is known as a commercial neighborhood in the City of Los Angeles. A variety of uses surround the subject property within a half mile radius, including but not limited to; art studios, film studios, bars, breweries, restaurants, creative office spaces, retail uses, large produce and food markets, hotel uses, fitness facilities, public facilities, and mixed-use live/work uses.

Immediately adjacent to the subject property are diverse uses consisting of a new, 320-unit, mixed-use development to the north and west, a 39-unit development to the east, across Santa Fe Avenue, and a recently converted, five-story manufacturing building to creative office building; and along both 7th Street and Santa Fe Avenue are numerous restaurants and retail stores.

Furthermore, in recent years there has been an influx of newly constructed and proposed development in the immediate surrounding area. Within ¼-mile of the subject site are the following: 1) to the north is a 296,178 square-foot commercial office development with a 14-story building, and a 30-story mixed-use development consisting of 308 residential units, 236 hotel guest rooms, retail, and office space; 2) to the south is a 347-unit mixed-use development with 209,232 square feet of commercial floor area; and 3) to the west is a 122-unit mixed-use development, a 475-unit mixed-use development with 61,200 square feet of commercial floor area, and a 344-unit mixed-use development with 28,816 square feet of commercial floor area.

In addition, since 2017, within ¼-mile of the subject property, the City has amended to the Central City North Community Plan at five (5) different locations, amending the land use designation in the same manner herein.

In adopting the General Plan Amendment from Heavy Manufacturing to Regional Center Commercial, the city finds that based on the above facts, the subject property is a part of the

significant physical identity expressed by the development, uses, and land designations in the immediate area and that the building and project site contribute to the physical identity of the ever-expanding Arts District. The General Plan Amendment to Regional Center Commercial enables the project to redevelop the subject site by renovating the existing hotel in conjunction with constructing a new, attached 15-story hotel.

Therefore, the proposed General Plan Amendment to Regional Center Commercial is consistent with City Charter Section 555 as the subject property and proposed project are located within an area, the Arts District, that has significant physical identity.

2. The action is in substantial conformance with the purposes, intent, and provisions of the General Plan. (Charter Section 556 & LAMC Section 12.32-C)

The elements of the General Plan establish policies that provide for the regulatory environment in managing the city and for addressing concerns and issues. The Land Use element of the city's General Plan divides the city into 35 Community Plans. The subject site is located within the Central City North Community Plan with a land use designation Heavy Manufacturing. The subject property is zoned M3-1-RIO.

The General Plan Amendment from the Heavy Manufacturing to Regional Center Commercial land use designation, and the concurrent Zone and Height District Change from M3-1-RIO to (T)(Q)C2-2D-RIO are in substantial conformance with the purposes, intent, and provisions of the General Plan, as follows:

Central City North Community Plan

The Community Plan text includes the following relevant land use Goal, Objectives and Policies:

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.3: Insure the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

Policy 2-1.4: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

Objective 2-2: To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

Policy 2-2.2: New development needs to add to and enhance the existing pedestrian street activity

Objective 2-4: To enhance the appearance of commercial districts.

Policy 2-4.2: Preserve community character, scale, and architectural diversity.

The General Plan Amendment from the Heavy Manufacturing to Regional Center Commercial land use designation, along with the Zone and Height District change from M3-1-RIO to (T)(Q)C2-2D-RIO will facilitate a strong and competitive commercial sector through the construction of a new, 103-room hotel, offering short-term, overnight accommodations to visitors of the area, thereby supporting the viability of existing neighborhood stores and businesses with an increased economic base.

The project proposes the renovation and remodel of the existing hotel building at the corner of the 7th Street and Santa Fe Avenue, activating the ground floor a café and art gallery. The ground floor of the new hotel building includes the hotel lobby. The project does not include any driveways or curb cuts.

The project's new building height, at 15 stories and 172 feet, five (5) inches (172'-5"), is consistent with proposed and newly constructed development within the area. Nevertheless, the project has been designed to respect the present community character by preserving the existing, 1915 hotel, integrating it into the new, modern, 15-story hotel addition.

Therefore, the project is consistent with the Central City North Community Plan in that the project will implement the abovementioned goals, objectives and policies of the Plan.

The Framework Element

The Framework Element of the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a citywide comprehensive long-range growth strategy and defines citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following Goals, Objectives and Policies relevant to the instant request:

Goal 3A: 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 healthful living environment, and achievement of the vision for a more liveable city.

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

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1.

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.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

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.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The General Plan Amendment from the Heavy Manufacturing to Regional Center Commercial land use designation, along with the Zone and Height District change from M3-1-RIO to (T)(Q)C2-2D-RIO will contribute toward and facilitate the City's long-term fiscal and economic viability by adding 103 short-term, overnight hotel rooms with ancillary commercial and restaurant spaces within the Arts District for visitors, workers, and residents. The project is located within a High-Quality Transit Area (HQTA) which is generally defined as a walkable corridor within ½-mile of well-serviced (high frequency) transit, in this case Metro 18, 60, and 62 Lines. As such, the project will reduce vehicular trips to and from the project, vehicle miles traveled, and improve air pollution. The project's location within a rapidly growing mixed-use district, and on an Avenue II will enable the city to conserve nearby existing stable residential neighborhoods and lower-intensity commercial districts.

Goal 3F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

Policy 3.10.1: Accommodate land uses that serve a regional market in areas designated as "Regional Center" in accordance with Tables 3-1 (Land Use Standards and Typical

Development Characteristics) and 3-6 (Land Use Designation and Corresponding Zones). Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

Policy 3.10.3: Promote the development of high-activity areas in appropriate locations that are designed to induce pedestrian activity, in accordance with Pedestrian-Oriented District Policies, and provide adequate transitions with adjacent residential uses at the edges of the centers.

The General Plan Amendment from the Heavy Manufacturing to Regional Center Commercial land use designation, along with the Zone and Height District change from M3-1-RIO to (T)(Q)C2-2D-RIO enable the development of a 103-room hotel with 15,907 square feet of commercial floor area which will provide jobs within Arts District and enhance urban lifestyle for residents and visitors. The project proposes the renovation and remodel of the existing hotel building at the corner of the 7th Street and Santa Fe Avenue, activating the ground floor a café and art gallery. The ground floor of the new hotel building includes the hotel lobby. The project does not include any driveways or curb cuts.

Goal 5A: A liveable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.

Objective 5.2: Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.

Policy 5.2.2: Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale, and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime. Additionally, develop these areas so that they are compatible with surrounding neighborhoods.

The General Plan Amendment from the Heavy Manufacturing to Regional Center Commercial land use designation, along with the Zone and Height District change from M3-1-RIO to (T)(Q)C2-2D-RIO allows the development of the subject property in a manner that builds on the uniqueness of the Arts District as an artist community, but also recognizes the Arts District as a rapidly growing commercial center and the need for additional services and amenities, such as hotels. The project, which includes 15,907 square feet of new café/restaurant/bar/art gallery floor area will support the Arts District's visitors and residents by providing additional dining opportunities, as well as enhance the urban environment, encouraging daytime and nighttime pedestrian activity within a highly active commercial district through pedestrian-friendly design. Furthermore, the project is located within an HQTAs and served by Metro 18, 60, and 62 Lines enabling it to function at both the local and region scale.

Therefore, the General Plan Amendment from the Heavy Manufacturing to Regional Center Commercial land use designation, along with the Zone and Height District change from M3-1-RIO to (T)(Q)C2-2D-RIO are consistent with the goals, objectives and policies of the General Plan Framework Element.

Air Quality

The Air Quality Element of the General Plan will be implemented by the recommended action herein. The Air Quality Element sets forth the goals, objectives and policies which will guide the city in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality strategies must be integrated into land use decisions and represent the city's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the instant request:

Goal 5: Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.

Objective 5.1: It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

As conditioned, project shall provide solar-ready consistent with the Los Angeles Municipal Code.

Therefore, the General Plan Amendment from the Heavy Manufacturing to Regional Center Commercial land use designation, along with the Zone and Height District change from M3-1-RIO to (T)(Q)C2-2D-RIO are consistent with the goals and objectives of the Air Quality Element.

Mobility Element

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Along 7th Street, adjoining the property to the south, is designated as an Avenue II, dedicated to a variable width of between 80 and 83 feet and is improved with roadway, curb, gutter, and sidewalks. Santa Fe Avenue, adjoining the property to the east, is designated as an Avenue II, dedicated to a variable width of between 50 and 68 feet and is improved with roadway, curb, gutter, and sidewalks.

7th Street is included in Mobility Plan 2035's "Enhanced" Networks as a Tier 2 Bicycle Lane, and Santa Fe Avenue is included in the Neighborhood Enhanced Network. The project as designed and conditioned meets the following goals and objectives of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

The project's design, including ground floor treatment will encourage daytime and nighttime pedestrian activity within a highly active commercial district through pedestrian-friendly design.

- Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.
- Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.
- Policy 3.4: Provide all residents, workers and visitors with affordable, efficient, convenient, and attractive transit services.
- Policy 3.5: Support "first-mile, last-mile solutions" such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders.
- Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The is located within an HQTAs and served by Metro 18, 60, and 62 Lines which will reduce vehicular trips to and from the project, vehicle miles traveled, and improve air pollution; and its ground floor treatment will encourage daytime and nighttime pedestrian activity within a highly active commercial district through pedestrian-friendly design.

In addition, the project will provide Code required bicycle parking supporting "first-mile, last-mile solutions", enabling workers, hotel guests and patrons of the restaurants multiple means to access the project.

Lastly, the Department of Transportation submitted a Traffic Impact Assessment of the proposed project, dated July, 9, 2020, and that determined that traffic impacts from the project would be significant, and imposed three (3) Transportation Demand Management mitigation measures, which have been incorporated into the conditions of approval.

Therefore, the General Plan Amendment from the Heavy Manufacturing to Regional Center Commercial land use designation, along with the Zone and Height District change from M3-1-RIO to (T)(Q)C2-2D-RIO are consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

Sewerage Facilities Element

The Sewerage Facilities Element of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

3. **The initiated General Plan Amendment to the Central City North Community Plan will be in conformance with public necessity, convenience, general welfare, and good zoning practice, as described below. (Charter Section 558 & LAMC Section 12.32-C,3)**
 - a. Public Necessity: In 2013, the Chief Legislative Analyst reported (Council File No. 13-0991) that Downtown was one of several areas in the City with high demand for hotel

rooms. The CLA report found that that City has had about 0.9% compound annual growth in hotel room supply over the past 25 years, while nationally the hotel supply has grown at about 1.8% compounded annually for the same period. In 2015, Los Angeles Tourism and Convention Board (LATCB) reported that 6,400 new hotel rooms were built in New York City in 2014, while only 1,100 new hotel rooms were added in Los Angeles County. Granting the General Plan Amendment from the Heavy Manufacturing to Regional Center Commercial land use designation, along with the Zone and Height District Change to the (T)(Q)C2-2D-RIO Zone would allow the construction of a 103-room hotel on an under-developed site, increasing the number of hotels room in Downtown.

- b. Convenience: The Arts District, and the downtown area in general is the City's largest employment center and contains the highest concentration of jobs. Downtown is also most transit-rich areas within the City, serviced by the Los Angeles County Metropolitan Transportation Authority bus system, the Metro Rail Red Line and the City of Los Angeles Department of Transportation DASH service, among another services. In the near future, additional services are planned for the Arts District. Nevertheless, the subject property is currently located within a High-Quality Transit Area (HQTA) which is generally defined as a walkable corridor within ½-mile of well-served (high frequency) transit, in this case Metro 18, 60, and 62 Lines. As such, granting the General Plan Amendment from the Heavy Manufacturing to Regional Center Commercial land use designation, along with the Zone and Height District Change to the (T)(Q)C2-2D-RIO would provide short-term, overnight accommodations for visitors and tourists to the downtown area.
- c. General Welfare: Granting the General Plan Amendment from the Heavy Manufacturing to Regional Center Commercial land use designation, along with the Zone and Height District Change to the (T)(Q)C2-2D-RIO would allow the redevelopment of the subject property within a rapidly growing mixed-use district and commercial center. The Framework Element defines Regional Centers as areas intended to "provide a significant number of jobs and many non-work destinations" and therefore require access to bus and rail transit and good quality street, area, and pedestrian lighting... to generating feelings of safety, comfort, and well-being necessary for ensuring public nighttime use of transit facilities." The proposed 103-room hotel and restaurants will provide a significant number of jobs within approximately ½-mile of a variety of modes of public transit. The project will also include ground floor café/restaurant/art gallery spaces which would improve pedestrian safety, comfort, and well-being along the street during evening hours.
- d. Good Zoning Practices: The Arts District, and the downtown area in general is one of the City's fastest growing population centers. According data provided by the U.S. Census Bureau and the Southern California Association of Governments (SCAG), the City of Los Angeles had a population growth of approximately 4% between 2010 and 2017; at the same time, the downtown area saw a population growth of approximately 26%. By 2040, the population of the downtown area is anticipated to grow from 76,000 (2017) to 189,000, a 150% increase. With such an expected population growth, along with an already large employment base, the City's zoning must change to allow for the development of new services and accommodations in the Arts District. Granting the General Plan Amendment from the Heavy Manufacturing to Regional Center Commercial land use designation, along with the Zone and Height District Change to the (T)(Q)C2-2D-RIO would allow for the such services and accommodations through the development of the 103-room hotel.
- e. "T" and "Q" Classification and "D" Limitations Findings: Per Section 12.32-G, 1, 2 and 4 of the Municipal Code, the current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval and "D" development limitations. Such limitations 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 required actions. The conditions that limit the scale, design 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 the existing mixed-use development in the community, to secure an appropriate development in harmony with the General Plan as discussed in Findings Section 2, and to prevent or mitigate the potential adverse environmental effect of adding additional height or floor area to the established neighborhood.

Furthermore, in order ensure the development and provision of off-site housing for the public's needs and general welfare, as required under the Central Industrial Redevelopment Plan, the project is required to construct 42 Single-Room Occupancy unit at a nearby, off-site location, to the satisfaction of the Los Angeles Housing Department.

Conditional Use Findings

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

- 4. 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 subject site consists of two-level parcels encompassing 11,287 square feet of lot area. The property is currently developed with a vacant three-story hotel and parking lot. The applicant proposes to develop one additional story to the existing hotel, and the construction, use, and maintenance of a new attached, 15-story hotel with 103 guest rooms, resulting in a maximum height of 172 feet, five (5) inches (172'-5") and a total floor area of 70,543 square feet, including 15,907 square feet of commercial floor area, including gallery, café, restaurant, and bar areas at the ground, 2nd, 3rd, 4th, 13th, 14th, 15th and rooftop levels. The existing hotel building would remain and would undergo structural alterations, tenant improvements, and a one-story addition.

The subject grant is for a conditional use to permit the sale and dispensing of a full-line of alcoholic beverages for on-site consumption throughout the hotel; including a ground-floor restaurant and lobby, rooftop pool deck, and in hotel room minibar cabinets. The proposed project also includes a request for public dancing and live entertainment in conjunction with the proposed restaurants and bar. The proposed hours of operation are from 6:00 a.m. to 2:00 a.m., daily.

The subject property is located within the established Arts District neighborhood within the Central City North Community Plan area. The surrounding area consists of a variety of commercial, live/work residential, industrial, and mixed-use developments. The Arts District neighborhood is known as a commercial neighborhood in the City of Los Angeles. The renovation and expansion of an existing building and the construction of a new hotel would enhance the built environment by bringing new compatible development to the area, and alcohol service with live entertainment and public dancing would improve the viability and desirability of the proposed restaurant, bar, and other hotel amenities. In addition to hotel guests, the new restaurant, bar, and pool deck with the availability of alcoholic beverages will also provide a beneficial service for the residents and employees to the area, as the availability of alcohol sales is a desirable amenity that is typical of many restaurants and hotels. Further, as conditioned, the sale of alcoholic beverage will occur within a controlled environment within the store by trained employees, subject to security measures, limited hours of operation, STAR training, inspections, and evaluations of any nuisance complaints and the appropriateness of the use. Therefore, as conditioned, the project will enhance the built

environment in the surrounding neighborhood and will provide a service that is beneficial to the community, city or region.

5. **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 applicant proposes to develop one additional story to the existing hotel, and the construction, use, and maintenance of an attached, 15-story hotel with 103 guest rooms, resulting in a maximum height of 172 feet, five (5) inches (172'-5") and a total floor area of 70,543 square feet, including 15,907 square feet of commercial floor area, including gallery, café, restaurant, and bar areas at the ground, 2nd, 3rd, 4th, 13th, 14th, 15th and rooftop levels. Alcohol service will occur within the hotel room minibars, restaurant, bar, and art gallery. Live entertainment and dancing will occur at the 4th, 13th and 15th floors.

The request for on-site sales and dispensing of a full line of alcoholic beverages at the hotel and within its amenities having live entertainment and dancing will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety as there are similar uses in proximity to the subject site. Adjacent uses include a mix of hotel, commercial, mixed-use residential development, office, manufacturing, and industrial uses.

No evidence was presented at the hearing or in writing that the sale of alcohol will be materially detrimental to the immediate neighborhood. The project has been designed in a manner to enhance the public realm and improve the aesthetics and safety of the surrounding area. The inclusion of alcohol sales with public dancing and live music within the hotel, which has become common for hotel operations, will allow for an added amenity to the neighborhood. The alcohol service at the hotel will be carefully controlled and monitored, while being compatible with immediately surrounding uses that are commercial, office, industrial and/or mixed-use buildings. The proposed project will provide a place for residents and visitors to eat, drink, and socialize; as such, the sale of alcoholic beverages, along with live entertainment and dancing, is a normal part of a hotel's operation and is an expected amenity.

As proposed and conditioned herein, 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. Furthermore, this grant also includes conditions of approval intended to address alcohol-related issues to safeguard public welfare and enhance public convenience, such as proper employee training. The project would provide a service that would be beneficial to the community.

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

The elements of the General Plan establish policies that provide for the regulatory roadmap for future growth and development throughout the City. 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 Plan areas. The subject site is located within the Central City North Community Plan with a land use designation Heavy Manufacturing. The community plan text is silent with regards to the sale and dispensing of alcoholic beverages. In such cases, the City Planning Commission

must interpret the intent of the Plan. The Central City North Community Plan serves to address a number of issues and opportunities present in the area and recognizes the importance of retaining a viable and vibrant commercial sector. The hotel and ancillary uses are consistent with the initiated zone and land use designation. Additionally, the project is consistent with the following objectives and policies of the Community Plan:

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.1: Protect commercially planned/zoned areas from encroachment by residential only development.

Objective 2-2: To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

Objective 2-4: To enhance the appearance of commercial districts.

Policy 2-4.2: Preserve community character, scale, and architectural diversity.

Objective 3-2: Encourage the continued development and maintenance of the artists-in-residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate.

The project revitalizes a vacant hotel and will result in additional new hotel uses that have ancillary amenities such as a hotel room minibars, restaurant, bar, and art gallery in an area containing a mix of commercial uses that would attract a variety of consumers and tenants, actively promoting the area as a key economic center of the community. The project maintains a desirable commercial service within an area that allows for such uses. The project follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which is a walkable and accessible through public transit which includes a variety of commercial uses. The conditional authorization for the sale of alcoholic beverages with public dancing and live entertainment is allowed through the approval of the City Planning Commission subject to certain findings. The required findings in support of the Central City North Community Plan have been made herein. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Community Plan.

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

The approval of the conditional use to allow for the sale and dispensing of a full line of alcoholic beverages within the hotel, having public dancing and live entertainment at the 4th, 13th and 15th floors will not adversely affect the welfare of the community. With oversight from the California Department of Alcoholic Beverage Control, which regulates alcohol sales, and through the incorporation of the conditions of approval within this grant, the project will be compatible with the surrounding area as it will revitalize a vacant parcel with new hotel, dining, gallery, and bar uses in a neighborhood surrounded by such uses.

Surrounding properties are developed with a mix of office, commercial retail/restaurant, mixed-use housing, and commercial office uses. Properties to the north of the subject site are zoned M3-1-RIO with a land use designation of Heavy Manufacturing and are developed with a mixed-use residential units and commercial development. Properties to the east are zoned M3-1-RIO with land use designations of Heavy Manufacturing and are developed with live-work residential units and the Pacific Railroad tracks. Properties to the south, across East 7th Street, are zoned M3-1-RIO with a land use designation of Heavy Manufacturing and are developed with commercial developments. Properties to the west are zoned M3-1-RIO with a land use designation of Heavy Manufacturing and are developed with residential and commercial developments.

Diversity amongst uses is common in the immediate area surrounding the project site and while there are live-work/residential uses nearby, the proposed establishments open the public that will serve alcoholic beverages with live entertainment and public dancing will be part of a controlled and monitored operation. In addition, numerous conditions have been imposed to integrate the use into the community as well as protect community members from adverse potential impacts.

Additional conditions have been recommended for consideration by the California Department of Alcoholic Beverage Control that regulate the sale of alcoholic beverages to prevent adverse impacts to the neighborhood. Other conditions imposed will maintain the order and ensure cleanliness of the project and its surroundings. Therefore, the granting of the request will not adversely impact the welfare of the pertinent community.

8. **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 (ABC) licensing criteria, three licenses, two on-site and one off-site, are allocated to the subject Census Tract No. 2060.51. There are currently 65 licenses within this Census Tract, including 34 on-site, nine off-site and 22 other licenses.

Overconcentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience.

According to statistics provided by the Los Angeles Police Department's Central Los Angeles Division Unit, within the Crime Reporting District. 159, which has jurisdiction over the subject property, a total of 334 crimes and arrests were reported in 2021, including 293 for Part I Crimes and 41 Part for II Arrests, compared to the citywide average of 149 crimes and arrests, and compared to the High Crimes average of 179 crimes for the same reporting period. It is not uncommon to have increased concentrations of crimes in a dense, urban area that is a regional and internationally known center and destination.

Alcohol-related Part II crimes reported by LAPD include, Narcotic Drug Laws (6), Liquor Laws

(0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (1), and Driving Under the Influence (5).

Given the project's location within a dense employment and residential center, the census tract's crime statistics related to alcohol are minimal and the issuance of an additional licenses to serve alcohol on-site is not anticipated to create a law enforcement problem. Furthermore, the requested entitlement for alcohol sales that are incidental to hotel patronage is not anticipated to adversely affect crime rates, given the nature of the use which will primarily involve alcohol being consumed by patrons of the restaurant, bar, and by hotel guests. The service of a full line of alcoholic beverages within a ground-floor restaurant and lobby, rooftop pool deck, and in hotel room minibar cabinets having live entertainment and public dancing, will both provide a unique service to workers, visitors, and residents. The project will also continue to enhance the physical environment and, as conditioned, will not negatively impact the area. The City Planning Commission has also incorporated numerous operational conditions to the grant that address noise, safety, and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, the granting of the request herein will not result in undue concentration.

9. **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 uses and will continue to be a utilized as such with the market store use. The following sensitive uses are located within a 1,000-foot radius of the site:

Sensitive Uses

Live/work residential	
City Light Church	801 East 4 th Place
Saint Francis Xavier Church	222 South Hewitt Street
Japanese Catholic Center	
Zanshujji Soto Mission	123 South Hewitt Street
Centenary United Methodist Church	300 South Central Avenue
Motion City Church	400 Alameda Street
Grace Life LA	948 East 2 nd Street
Southern California Institute of Architecture	960 East 3 rd Street

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned, which would protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. Furthermore, the proposed use will not detrimentally affect nearby residential properties and other sensitive uses because the urban environment mostly contains mixed-use buildings which already include residential and commercial uses.

This project will contribute to the neighborhood and will serve the neighboring residents and the local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

Zone Variance Findings

10. That the strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

The subject site consists of two-level parcels encompassing 11,287 square feet of lot area. The property is currently developed with a vacant three-story hotel and parking lot. The applicant proposes to develop one additional story to the existing hotel, and the construction, use, and maintenance of an attached, 15-story hotel with 103 guest rooms, resulting in a maximum height of 172 feet, five (5) inches (172'-5") and a total floor area of 70,543 square feet, including 15,907 square feet of commercial floor area, including gallery, café, restaurant, and bar areas at the ground, 2nd, 3rd, 4th, 13th, 14th, 15th and rooftop levels. The existing hotel building would remain and would undergo structural alterations, tenant improvements, and a one-story addition. The vacant site is not large enough to allow for the development of a subterranean parking garage as the space is not able to accommodate the necessary ramping needed.

As such, the project requires a zone variance to waive all parking requirements otherwise required per LAMC Section 12.21-A.4. The applicant has stated they will leasing the number of parking spaces that would otherwise be required from the owner of the Ford Factory, located directly across from the project site, and the hotel operator will solely offer valet services for guests.

The proposed project is required 56 parking spaces. LAMC Section 12.21 A.4, allows for a 15 percent parking reduction in exchange for attended bicycle parking. By using a bicycle parking reduction, the project is only required to provide 47 vehicle parking spaces, reduced from 56 spaces. The Code requires a total of 26 bicycle parking spaces including 13 short-term spaces and 13 long-term spaces. The applicant will locate all required bicycle parking spaces on-site and provide the Code-required automobile parking spaces off-site via a lease in lieu of a covenant.

The general intent of LAMC Section 12.21-A.4 is to ensure there are adequate parking spaces to accommodate business in proximity to the site so that guests are not forced to park on local streets or intrude into residential neighborhoods where parking may be limited. Because the hotel would cater to and promote the Arts District, it is likely that many guests will travel to/from the site from nearby studio and office buildings. Thus, it is reasonable that a portion of these trips will be by foot, bike, scooter, or rideshare, reducing the demand for parking.

Code-required parking will be provided across the street from the project site at the Ford Factory studios, approximately 150 feet south of the projects site. The number of Code required spaces would be leased in lieu of a covenant. Hotel guests and patrons would utilize the valet service.

Strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the parking regulations. The site includes physical constraints which make it not possible to provide the required parking on-site in a practical or feasible manner. With the existing hotel building being retained, the property has 70 feet of frontage along Santa Fe Avenue. In order to provide legally required access to a parking garage on-site, much of the frontage would be occupied by driveway. Beyond that, once onto the property, given the narrow width and short depth of the lot, the property could not accommodate ramping to parking levels either above or below grade in a manner that would be practical or feasible. Additionally, automated parking would

require automobile queuing on-site which, given the limited ground floor space, would not be practical or feasible. In response to these challenges, the project will be designed with valet stations located along the Santa Fe frontage.

While parking cannot be provided on the project site, off-site parking can accommodate the needs of the operation and reduce potential impacts to the surrounding street network. Valets will be provided to accommodate for these restrictions parking needs. Therefore, strict application of the parking provisions would result in practical difficulties when the request meets the intent of the parking regulations.

11. That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

The subject property is comprised of two lots located on an 11,000 square-foot parcel containing an existing hotel that will be maintained and renovated, along with the development of a new hotel on the project site. The existing hotel was built in 1915, prior to current parking requirements.

LAMC Section 12.21 A.4(g) allows the project to provide Code-required parking on another lot within 750 feet pursuant to a covenant. However, property owners may not be willing to encumber their property with a covenant for many reasons, including liability issues. Other lots within 750 feet of the project site are largely developed with other uses and may not be available for lease. However, there are lots available in proximity to the site that can accommodate the number of Code-required parking spaces and, as discussed above, meet the project's parking demand while better managing traffic flow to and from the project. In order to ensure the project applicant is not violating any LAMC regulations, the applicant is waived from all parking requirements on site but will lease parking across the street at the Ford Factory and will provide a valet service for guests and patrons. A condition of approval has been established herein and a recorded parking covenant would be an encumbrance that would run with the land and restrict future use and development of property for an unlimited duration. Therefore, it is impractical for the applicant to obtain a covenant from other property owners, particularly in this neighborhood.

Given that the project involves the preservation and reuse of an existing, vacant hotel with limited space for additional parking, the site contains constraints from providing the required number of spaces on-site. The existing lot layout prohibits the provision of required parking. Therefore, there is a special circumstance, which is applicable to the subject property, its existing build out, which does not apply generally to other property in the same zone and vicinity.

12. That the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.

The applicant proposes to eliminate all existing on-site parking in order to retain the existing hotel while developing a new hotel on the abutting vacant and size constrained lot. As allowed by the Zoning Code, the number of Code-required parking spaces will be located off-site. A condition of approval has been established herein and a recorded parking covenant would be an encumbrance that would run with the land and restrict future use and development of property for an unlimited duration. As such, the project will provide parking via lease in lieu of covenant.

Granting the zero (0) parking requirement preserves the applicant's enjoyment of the substantial property right to modernize an existing hotel building while introducing a newly constructed hotel containing ancillary uses on a constrained site. The hotel will utilize a valet-only parking policy that will allow for guests and patrons to easily visit the site while also significantly reducing the potential for queuing into the right-of-way, resulting in practical difficulties and unnecessary hardships. The variance is necessary to develop a use that meets the purpose and intent of the initiated C2 Zone, similar to the property rights generally possessed by other C2-zoned properties in the vicinity.

13. That the granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.

Granting the requested variance will not be material detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity. The existing hotel was developed in the 1930s, along with many of the existing development surrounding the project site, prior to zoning regulations such as parking requirements. The Arts District is quickly becoming a job center for the City with new art and film studios and corporate headquarters coming into the area thereby increasing the need for hotel rooms to serve these uses.

The project site is located in an area zoned for heavy manufacturing uses but that is developed with a variety of uses, including; hotel, office, restaurant and commercial, and live-work developments. The initiated Zone Change for the site to go from the M3 to the C2 Zone is in-line with previous requests in the area. The hotel operator plans to lease the Code required parking spaces from the Ford Factory, located directly across the street from the project site.

14. That the granting of the variance will not adversely affect any element of the General Plan.

The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements that act as the City's roadmap for future growth and development by establishing goals, policies, purposes, and programs. The majority of the policies derived from these elements are implemented in the Zoning Code. However, Chapter 3 (Land Use) of the Framework Element establishes broad goals, objectives, and policies for Regional Center Commercial land.

Goal 3.F states "Mixed-use centers that provide jobs, entertainment, culture, and serve the region". The corresponding objective (3.10) is to "reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles". The primary purpose of the hotel is to provide lodging amenities to visitors to the area but the use would also result in the creation of new job opportunities for the City's residents and contribute to the City's fiscal viability via transient occupancy tax payments. As such, the project conforms with the Framework Element of the General Plan because it provides services that cater to the nearby entertainment and artist industry especially prevalent in the Arts District.

The Land Use Element of the General Plan divides the City into 35 Community Plan areas. The Project Site is located in the Central City North Community Plan area which designates the property for Heavy Manufacturing land uses with a corresponding zone of M3-1-RIO and Height District No. 1. The initiated General Plan Amendment, Zone Change and Height District Change would re-classify the site to Regional Center Commercial corresponding to the C2-2D Zone. The "C2" Zone permits a range of uses and is generally intended to promote commercial and job-related uses while providing a reasonable range of other uses. The hotel

and ancillary uses are allowed in the C2 Zone and allowing for zero parking to be provided on the project site is consistent with the ability provide a to broad range of uses that serve the region, and are developed to enhance urban lifestyles.

The Central City North Community Plan establishes objectives to help guide growth in the plan area. Objective 2-1 is applicable to the Project. It states: "To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services." As discussed above, the Project will result in the rehabilitation of an existing hotel use and the development of a new hotel having ancillary uses on a narrow site that would otherwise be difficult to accommodate the required parking while also creating additional dining and entertainment opportunities in addition to providing guest rooms and jobs in a way that is compatible with the surrounding industrial neighborhood and without adversely impacting other nearby uses. The variance will support the rehabilitation of a longstanding hotel use and will promote a newly constructed hotel having many neighborhood-serving amenities. The Community Plan text does not specifically address parking; however, the LAMC establishes standards related thereto and grants the Zoning Administrator authority to approve deviations from these standards pursuant to Section 12.27.

As shown above, the request meets the findings required per LAMC Section 12.27. For these reasons, the granting of the variance request will not adversely affect any element of the General Plan.

Zoning Administrator's Adjustment Findings

15. That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.

The subject site consists of two-level parcels encompassing 11,287 square feet of lot area. The property is currently developed with a vacant three-story hotel and parking lot. The applicant proposes to develop one additional story to the existing hotel, and the construction, use, and maintenance of an attached, 15-story hotel with 103 guest rooms, resulting in a maximum height of 172 feet, five (5) inches (172'-5") and a total floor area of 70,543 square feet, including 15,907 square feet of commercial floor area, including gallery, café, restaurant, and bar areas at the ground, 2nd, 3rd, 4th, 13th, 14th, 15th and rooftop levels.

The initiated Zone Change would re-zone the project site from M3-1-RIO to C2-2D-RIO Zone. While the C2 Zone does not require setbacks for non-residential developments, the zone does impose setbacks on residential and hotel uses. Per Code, the newly developed hotel would be required to provide a 20-foot rear yard setback, side yards of 16 feet, and a front yard of 15 feet. The existing hotel adheres to a four-foot side yard.

The request is to maintain an existing non-conforming four-foot (4'-0") western side yard setback for the 2nd and 3rd floors of the existing building; to allow a three-foot (3'-0") rear yard setback, in lieu of a 20-foot (20'-0") rear yard setback, for the hotel addition; and allow an 11-foot (11'-0") western side yard setback, in lieu of a 16-foot (16'-0") side yard setback for the hotel addition on the 5th through 15th floors.

The intent of yard setback requirements is to ensure that hotel guests have privacy, access to light and air, and open space. In addition, the lot is on the corner thereby allowing for increase light and air along the 7th Street frontage and along the Santa Fe Avenue frontage. As such, both the existing and the newly constructed hotel would meet the intent of the Zoning Code to provide proper access to light and air for the hotel guest rooms.

- 16. That in light of the project as a whole, including any mitigation measures imposed, 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 project site is bounded by a mixed-used development to the north and west, Santa Fe Avenue to the east, 7th Street to the south. The project includes the rehabilitation and preservation of an existing vacant hotel building and the construction of a new hotel addition on the northern portion of the site. The applicant proposes to develop one additional story to the existing hotel, and the construction, use, and maintenance of an attached, 15-story hotel with 103 guest rooms, resulting in a maximum height of 172 feet, five (5) inches (172'-5") and a total floor area of 70,543 square feet, including 15,907 square feet of commercial floor area, including gallery, café, restaurant, and bar areas at the ground, 2nd, 3rd, 4th, 13th, 14th, 15th and rooftop levels.

Properties surrounding the project site are developed with office, commercial, industrial, warehousing, and include residential/live-work units that are existing or are under construction. The Arts District has seen an influx of new development and investment in the area and numerous projects are within proximity to the project site. They include; the Ford Factory, a five-story commercial development to the south of the project site, that consists of 243,583 square feet of office space and 40,000 square feet of commercial space, Amp Lofts, directly north of the project site, a seven-story live-work development consisting of 320 units and 20,000 square feet of retail/restaurant space, District Centre, a 12-story mixed-use development consisting of 185 live-work units, 4,000 square feet of office space, and 24,000 square feet of commercial and restaurant space. The project's mitigated negative declaration and addendum evaluated all sensitive uses in the area and imposed mitigation measures to reduce impacts on the surrounding area. In addition, there are numerous live-work and mixed-use developments proposed on surrounding sites. As such, the proposed four-story renovated hotel and 15-story newly developed hotel containing retail and restaurant uses and observing reduced or no setbacks would be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

- 17. That the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.**

The Project Site is located in the Central City North Community Plan area which designates the property for Heavy Manufacturing land uses with a corresponding zone of M3-1-RIO and Height District No. 1. The initiated General Plan Amendment, Zone Change and Height District Change would re-classify the site to Regional Center Commercial corresponding to the C2-2D Zone. The project site is located within the Arts District, which is a neighborhood originally planned and zoned for industrial uses but that is now rapidly transforming to include new office, live-work, commercial, and mixed-use developments within converted industrial space. A variety of uses surround the subject site within a half mile radius, including but not limited to; art and film studios, restaurants and creative office spaces, retail uses, large produce and food markets, hotel uses, fitness facilities, public facilities, and mixed-use live-work uses.

The applicant proposes to develop one additional story to the existing hotel, and the construction, use, and maintenance of an attached, 15-story hotel with 103 guest rooms, resulting in a maximum height of 172 feet, five (5) inches (172'-5") and a total floor area of 70,543 square feet, including 15,907 square feet of commercial floor area, including gallery, café, restaurant, and bar areas at the ground, 2nd, 3rd, 4th, 13th, 14th, 15th and rooftop levels.

The existing hotel building would remain and would undergo structural alterations, tenant improvements, and a one-story addition.

If the proposed project was a commercial development, there would be no setback requirements. The requested reduced and zero-foot setbacks are consistent with the operation of the hotel as a commercial use despite technically being considered a residential use.

SITE PLAN REVIEW FINDINGS

- 18. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and does not conflict with any applicable regulations, standards, and any applicable specific plan.**

As discussed in Finding No. 2 above, the project is in substantial conformance with the general plan and applicable community plan policies and does not conflict with any applicable standards, regulations, or specific plans. The findings from Finding No. 2 are incorporated by reference here.

- 19. That 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 neighboring properties.**

The arrangement of the proposed development is consistent and compatible with existing development in the surrounding area, but also in a manner that builds on the uniqueness of the Arts District. The subject site is located within the Central City North Community Plan along Santa Fe Avenue and 7th Street. The immediate surrounding properties consist of single- and multi-story residential, commercial and industrial uses.

The proposed project is a one-story addition to an existing, 14,910 square-foot, three-story hotel, and the construction, use, and maintenance of an attached, 15-story hotel with 103 guest rooms, resulting in a maximum height of 172 feet, five (5) inches (172'-5") and a total floor area of 70,543 square feet, including 15,907 square feet of commercial floor area, including gallery, café, restaurant, and bar areas at the ground, 2nd, 3rd, 4th, 13th, 14th, 15th and rooftop levels. The existing hotel building would remain and would undergo structural alterations, tenant improvements, and a one-story addition.

Additionally, the Arts District neighborhood is a part of the Downtown Los Angeles Community Plan (DTLA 2040) update. The City Planning Commission recommended approval of the plan on September 9, 2021. The DTLA2040 plan will redesignate the subject site from Heavy Manufacturing to Hybrid Industrial. Hybrid Industrial areas are intended to, "preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Low-Rise to Mid-Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density generally is limited by floor area. In the Downtown Plan this land use designation has a max FAR range of 3.0-6.0. (DTLA2040)."

Height, Bulk and Setbacks

The proposed project has been designed to maintain visual compatibility with the existing and future development in the area. The project site is located in Height District 1, which allows for unlimited height with a maximum FAR of up to 1.5:1. The change to Height District 2 would allow the development of the site with uses that are reflective of and complimentary to the

ongoing redevelopment of the Arts District. The proposed building is 15 stories tall with a height of 172 feet, five (5) inches (172'-5") feet is compatible with other existing and proposed buildings in the vicinity. (See Table 1 below)

Table 1

Address	Height (stories/ft)	FAR
656-660 South Alameda Street & 1525-1549 East Industrial Street	7/85	2.98
668 South Alameda Street & 1516-1570 East Industrial Street & 675 South Mill Street	7/85	3.55
671-695 South Santa Fe Avenue; 2029-2051 East 7 th Street & 672-692 South Imperial Street	7/85	2.99
2117-2147 East Violet Street & 2118-2142 East 7 th Place	36/425	6
2110-2130 East Bay Street & 2141 East Sacramento Street	11/139	3.9
1800-1810 East 7th Street & 712 South Decatur Street	7/85	4.7
635-657 South Mesquit Street, 1585 East Jesse Street & 632-648 South Santa Fe Avenue	14/195	4.3

The project will maintain the current setbacks for the existing hotel, however will provide reduced setbacks for the new hotel 15-story addition. Nevertheless, the new hotel addition has minimal adjacency to abutting properties, as such, the reduced setbacks will have limited effect on the adjacent properties.

As proposed, the height, bulk, and setbacks of the building will be compatible with the existing and future developments in the neighborhood

Off-Street Parking Facilities/Loading Areas

The proposed project is required 56 automobile parking spaces, however, due to existing conditions applicable to the site, has been granted relief from parking any on-site parking. Additionally, all of the project's loading areas will be conducted within the public right-of-way along Santa Fe Avenue. As such, the project will not introduce any new conflict with the pedestrian right-of-way. All automobile parking will be located within an existing parking facility, across 7th Street.

The project is required 26 bicycle parking spaces, however, in recognition of the elimination of on-site parking and the existing and planned transit services in the area, the project has been conditioned to provide 36 bicycle parking. This would effectively reduce the project's required automobile parking by 15%, from 56 spaces to 47.

Lighting

Lighting for the proposed project has been conditioned to be designed and installed with shielding, such that the light source cannot be seen from adjacent properties, the public right-of-way, nor from above, and as required under the River Improvement Overlay District. Therefore, the lighting will be compatible with the existing and future developments in the neighborhood.

On-Site Landscaping.

The project will provide landscaping at the 1st, 2nd, 4th, 13th and 15th floor levels. The 1st floor landscaping will be integrated into the hotel lobby. The 2nd floor level will be at the center of

the three-level courtyard space within the existing hotel building. The 4th, 13th and 15th floor levels include landscaping which has been integrated into the restaurant/café spaces. All landscaping will be consistent with the requirements of the River Improvement Overlay District.

Trash Collection

The project will include centralized on-site trash collection for both refuse and recyclable materials, in conformance with the LAMC. Compliance with these regulations will allow the project to be compatible with existing and future development. Additionally, all trash and recycling areas are conditioned to be enclosed and not visible to the public. The trash room is not visible from the public right-of-way. Therefore, as proposed and conditioned, the project is compatible with existing and future development on neighboring properties.

As described above, 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 will be compatible with existing and future development on adjacent and neighboring properties.

20. That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.

The proposed project is for the construction, use, and maintenance of a hotel development; therefore, it is not required to provide recreational and service amenities.

Nevertheless, the proposed hotel includes outdoor seating for the restaurants/café at the ground floor along 7th Street, and at the 13th and 15th floors. These on-site amenities enable the hotel to provide desired services to the hotel guest and will help to minimize impacts on neighboring properties.

Redevelopment Project Area Findings

21. Substantially complies with the relevant Redevelopment Regulations, findings, standards and provisions of the Redevelopment Plan.

Section 504.2 - Public Street Layout, Right-of-Way & Easement.

The proposed project does not alter the existing street layout configuration.

Section 504.3 - Other Open Space, Public & Quasi-Public Uses.

The proposed project does not alter any existing public open space.

Section 507 - New Construction & Rehabilitation of Properties.

The proposed project will rehabilitate the existing 1915 hotel building in a manner that will be safe and sound in all physical respects, and be attractive in appearance and not detrimental to the surrounding areas.

Section 509 - Limitation on Type, Size & Height of Building.

The proposed project is consistent with the provisions of the Design for Development Guidelines of the Central Industrial Plan Area.

Section 512.1 - Maximum Floor Area Ratio.

The proposed project seeks a General Plan Amendment to Regional Center Commercial and a Zone and Height District Change to (T)(Q)C2-2D-RIO, upon the approval of which, the project will be consistent with the maximum permitted FAR.

Section 513 - Open Space, Landscaping, Light, Air & Privacy.

The proposed project is for the construction, use, and maintenance of a hotel development; therefore, it is not required to provide recreational and service amenities.

Nevertheless, the proposed hotel includes outdoor seating for the restaurants/cafés at the ground floor along 7th Street, and at the 13th and 15th floors. These on-site amenities enable the hotel to provide desired services to the hotel guest and will help to minimize impacts on neighboring properties.

Furthermore, the project will provide landscaping at the 1st, 2nd, 4th, 13th and 15th floor levels. The 1st floor landscaping will be integrated into the hotel lobby. The 2nd floor level will be at the center of the three-level courtyard space within the existing hotel building. The 4th, 13th and 15th floor levels include landscaping which has been integrated into the restaurant/café spaces. All landscaping will be consistent with the requirements of the River Improvement Overlay District.

Section 515 - Utilities.

The project will place all utilities underground.

Section 516 - Parking & Loading Facilities.

The proposed project is required 56 automobile parking spaces, however, due to existing conditions applicable to the site, has been granted relief from parking any on-site parking. Additionally, all of the project's loading areas will be conducted within the public right-of-way along Santa Fe Avenue. As such, the project will not introduce any new conflict with the pedestrian right-of-way. All automobile parking will be located within an existing parking facility, across 7th Street.

The project is required 26 bicycle parking spaces, however, in recognition of the elimination of on-site parking and the existing and planned transit services in the area, the project has been conditioned to provide 36 bicycle parking. This would effectively reduce the project's required automobile parking by 15%, from 56 spaces to 47.

Section 517 - Setbacks.

The project will maintain the current setbacks for the existing hotel, however will provide reduced setbacks for the new hotel 15-story addition. Nevertheless, the new hotel addition has minimal adjacency to abutting properties, as such, the reduced setbacks will have limited effect on the adjacent properties.

22. Is subject to all conditions required by the relevant Redevelopment Regulations.

The approval herein includes Conditions to ensure compliance with the Redevelopment Regulations as discussed above in Finding No. 21.

23. Complies with CEQA.

Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration Case No. ENV-2017-4735-MND, including the Erratum, dated March 2022, ("Mitigated Negative Declaration"), 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. The Mitigated Negative Declaration reflects the independent judgment and analysis of the City. The mitigation measures have been made enforceable conditions on the project.

24. Any other findings that are required in the relevant Redevelopment Plan.

The existing hotel building is subject to the Residential Hotel Unit Conversion and Demolition Ordinance (Ord. No. 179,868), the City's the CRA Guidelines and Controls for Residential Hotels in the Central Industrial Redevelopment Project Area, and the Wiggins Settlement Agreement. However, for purposes of compliance with these regulations and agreement, approval of the project is conditioned on the provision of 42 Single-Room Occupancy (SRO) replacement housing units. The overarching goal for both the Agreement and the Guidelines is to preserve existing affordable housing in SROs and ensure that any SRO proposed for conversion or demolition guarantees a one-for-one replacement units, at similar bedroom count and affordability levels. While the Rendon Hotel Site is currently vacant and does not contain any residential or SRO units, the site was historically used for SRO housing. As such, the replacement SRO units are required as part of the Proposed Project.

To satisfy this condition, the applicant has procured the vacant El Sol hotel property, located at 719-725 East 5th Street, and is proposing to rehabilitate the existing vacant building to provide 42 single-room occupancy (SRO) units. The El Sol Hotel Project Site is within one mile of the Rendon Project Site.

The El Sol Hotel Project Site consists of two (2) parcels with a lot area of 5,494 square feet, located at the northwest corner of 5th Street and Stanford Avenue and is currently developed with a three-story apartment hotel building. Constructed in 1906 and originally known as the Ruth Hotel, the property is located in the "Fifth Street Single-Room Occupancy Hotel Historic District" as identified by SurveyLA. The historic building permit record shows that the property and building were used as a residential hotel use until approximately 2018. While the use of the building was never changed, it is currently unoccupied and has sat vacant for several years.

The existing units would be replaced on a one-to-one basis and would involve interior renovations and tenant improvements of the El Sol Hotel building. Construction would be limited to interior renovations and rehabilitation; no exterior changes or alterations to the El Sol Hotel building are proposed. The total floor area of the relocated units would be 17,887 square feet.

The project has been conditioned to obtain approval of an Application for Clearance by the Los Angeles Housing and Community Investment Department pursuant to Article 7.1 of Chapter IV of the Los Angeles Municipal Code, otherwise known as the "Residential Hotel Unit Conversion and Demolition Ordinance."

ADDITIONAL MANDATORY FINDINGS

25. Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration Case No. ENV-2017-4735-MND, including the Erratum, dated March 2022, ("Mitigated Negative Declaration"), 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. The Mitigated

Negative Declaration reflects the independent judgment and analysis of the City. The mitigation measures have been made enforceable conditions on the project.

26. The National Flood Insurance Program rate maps, which are 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 a 500-year Flood Zone.