

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), ERRATA AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, RESOLUTION, ORDINANCE FIRST CONSIDERATION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to appeals for the property located at 2005 West James M. Wood Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND, No. ENV-2017-713-MND, and Errata dated December 2019, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND the MND and Errata, dated December 2019, reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the MND and Errata dated December 2019 and the MMP prepared for the MND and Errata, dated December 2019.
2. ADOPT the FINDINGS modified by the PLUM Committee on June 6, 2023, as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by 1) Elle Farmer, UNITE HERE Local 11, and 2) Supporters Alliance for Environmental Responsibility (Representative: Brian B. Flynn, Lozeau Drury LLP) and THEREBY SUSTAIN the determination of the Los Angeles City Planning Commission in approving the following: a) the MND, MMP and Errata, as the environmental clearance; b) a Vesting Conditional Use to allow the construction, use and maintenance of a hotel in the C2 Zone within 500 feet of an A or R Zone; c) a Site Plan Review for a project containing a maximum of 100 guest rooms; and d) Conditions of Approval Nos. 1, 8, 34-39, 42, 44 and 45; for the demolition of an existing commercial retail building and related surface parking for the construction, use, and maintenance of a new six-story hotel above two levels of subterranean parking containing 100 guest rooms with kitchenettes, and approximately 10,948 square feet of office, restaurant, meeting room and support space, on a 22,500 square-foot property, including approximately 100 automobile parking spaces, as well as six long-term and six short-term bicycle parking spaces with a proposed FAR of 2.99:1 and a maximum height of 82 feet, for the property located at 2005 West James M. Wood Boulevard, subject to modified Conditions of Approval, Q Conditions and Findings dated May 23, 2023, as modified by the PLUM Committee on June 6, 2023.
4. ADOPT the accompanying RESOLUTION for a modified General Plan Amendment area to the Westlake Community Plan to designate the land use of the subject properties from Highway Oriented Commercial to Community Commercial.

5. PRESENT and ADOPT the accompanying ORDINANCE dated June 15, 2023, effectuating a Vesting Zone Change and Height District Change from R4-1 and C2-1 to (T)(Q)C2-2D to allow a maximum Floor Area Ratio (FAR) of 2.99:1 (approximately 60,637 square feet).
6. ADVISE the applicant, pursuant to LAMC Section 12.32 G:

... the Council may decide to impose a permanent Q Condition ... identified on the zone change map by the symbol Q in brackets ... There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.
7. ADVISE the applicant that, pursuant to State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
8. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.
9. INSTRUCT the Department of City Planning (DCP) to update the General Plan and appropriate maps pursuant to this action.
10. NOT PRESENT and ORDER FILED the Ordinance dated September 13, 2018.

Applicant: Tauan Chen, Infinitely Group

Representative: Derick Chen/ Helen Chen

Case No. CPC-2017-712-GPA-VZC-HD-VCU-SPR-1A

Environmental No. ENV-2017-713-MND-1A

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on June 6, 2023, the PLUM Committee considered a report from the LACPC, and appeals for the property located at 2005 West James M. Wood

Boulevard. DCP staff provided an overview of the matter. A Representative of Council District One provided comments in support of denying the appeals. After an opportunity for public comment, and presentations from the Applicant and Appellants Representatives, the Committee recommended to deny the appeals and sustain the LACPC's determination in approving a MND, Mitigation Measures, MMP, Errata and related CEQA Findings; Resolution, draft Ordinance effectuating a Vesting Zone Change and Height District, Vesting Conditional Use, Site Plan Review and modified Conditions of Approval and Findings. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
RODRIGUEZ:	YES
YAROSLAVSY:	YES
LEE:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-