

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2019099060

Project Title: ENV-2017-713-MND

Lead Agency: City of Los Angeles Planning Department

Contact Person: Kevin Golden

Mailing Address: 200 N. Spring Street, Room 620

Phone: 213-978-1396

City: Los Angeles

Zip: 90012

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community:

Cross Streets: northwest corner of James M. Wood Boulevard and South Westlake Avenue

Zip Code: 90006

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres:

Assessor's Parcel No.: 514020021

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy #:

Waterways:

Airports:

Railways:

Schools: LAUSD

#### Document Type:

CEQA:  NOP

Draft EIR

NEPA:  NOI

Other:  Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.)

Draft EIS

Other:

Mit Neg Dec

Other:

FONSI

#### Local Action Type:

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other:

Governor's Office of Planning & Research

SEP 18 2019

STATE CLEARINGHOUSE

#### Development Type:

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_

Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Commercial: Sq.ft. 60,637 Acres \_\_\_\_\_ Employees \_\_\_\_\_

Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Educational: \_\_\_\_\_

Recreational: \_\_\_\_\_

Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Transportation: Type \_\_\_\_\_

Mining: Mineral \_\_\_\_\_

Power: Type \_\_\_\_\_ MW \_\_\_\_\_

Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

Hazardous Waste: Type \_\_\_\_\_

Other: \_\_\_\_\_

#### Project Issues Discussed in Document:

Aesthetic/Visual

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Other: Greenhouse Gases

#### Present Land Use/Zoning/General Plan Designation:

Shopping Center /C2-1/Highway Oriented Commercial

#### Project Description: (please use a separate page if necessary)

See attachment.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |  |   |
|--|---|
| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                              |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                         |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                            |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                          |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>     | <input type="checkbox"/> Public Utilities Commission                                  |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # _____  |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of              |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                    |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy          |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                                |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                               |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                                       |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                                    |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights  |
| <input type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency                               |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of                      |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                               |
| <input type="checkbox"/> General Services, Department of             | <input checked="" type="checkbox"/> Other: <u>Los Angeles Unified School District</u> |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Housing & Community Development             |   |
| <input type="checkbox"/> Native American Heritage Commission         |   |

### Local Public Review Period (to be filled in by lead agency)

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Meridian Consultants LLC</u>	Applicant: <u>Infinitely Group, Inc. c/o Tuan Chen</u>
Address: <u>920 Hampshire Rd., Ste. A5</u>	Address: <u>611 South Westlake Avenue</u>
City/State/Zip: <u>Westlake Village, CA 91361</u>	City/State/Zip: <u>Los Angeles, CA 90057</u>
Contact: <u>Ned Baldwin</u>	Phone: <u>213-483-6262</u>
Phone: <u>805-413-4185</u>	

Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**Project Description:** The Project would involve the demolition of an existing commercial retail building and related surface parking at the northwest corner of James M Wood Boulevard and Westlake Avenue, for the construction of a new 6-story hotel above two levels of subterranean parking. The Project would contain 100 rooms on a 22,500-square-foot property. The Project would include approximately 100 automobile parking spaces, as well as 6 long-term and 6 short-term bicycle parking spaces. The Floor Area Ratio (FAR) of the proposed building would be 2.99:1 and the maximum height would be approximately 82 feet. At the "Project site", 2005 James Wood Boulevard, the Applicant has requested that the City approve (1) a General Plan Amendment from Highway Oriented Commercial to Community Commercial; (2) a Vesting Zone Change and Height District Change from R4-1 and C2-1 to (T)(Q)C2-2D to allow a maximum FAR of 2.99 (approximately 0,637 square feet), pursuant to Section 12.32F and 12.32Q of the LAMC; (3) a Vesting Conditional Use Permit to allow the construction, use, and maintenance of a hotel in the C2-2 zone and within 500 feet of an A or R zone, pursuant to 12.24T and 12.24W.24 of the LAMC; (4) a Site Plan Review for a Project containing a maximum 100 guest rooms, pursuant to LAMC Section 16.05; and (5) permit for removal of street tree. Add Area: The "Add Area" (additional area proposed by the Director of City Planning) for the General Plan Amendment request, consists of properties located at 731-847 South Alvarado Street; 730-840 South Alvarado Street; 2019-2101 West 8th Street; 2030-2100 West 8th Street; and 2019 West James M. Wood Boulevard; Los Angeles (Add Area). No development is proposed for the Add Area. All existing uses would remain.



**Internal Use Only**

SCH # 2019099060

State Review Began 9 - 18 - 2019

AQMD/APCD 33

SCH Compliance 10 - 17 - 2019

Resources 9 / 21

*CR*

Project sent to the following State Agencies

**X Resources**

- Boating & Waterways
- Central Valley Fld Prot
- Coastal Comm
- Colorado Rvr Bd
- Conservation
- CDFW # 5
- Cal Fire
- Historic Preservation
- Parks & Rec
- Bay Cons & Dev Comm
- DWR

**CalSTA**

- Aeronautics
- CHP
- Caltrans # 7
- Trans Planning

**Cal EPA**

- ARB: Airport & Freight
- ARB: Transportation
- ARB: Major Industrial/Energy
- Resources, Recycl. & Recovery
- SWRCB: Div. of Drinking Water
- SWRCB: Div. of Drinking Water # \_\_\_\_\_
- SWRCB: Div. Financial Assist.
- SWRCB: Wtr Quality
- SWRCB: Wtr Rights
- Reg. WQCB # 4
- Toxic Sub Ctrl-CTC

**Yth/Adlt Corrections**

- Corrections

**State/Consumer Svcs**

- General Services

**Independent Comm**

- Delta Protection Comm
- Delta Stewardship Council
- Energy Comm
- NAHC
- Public Utilities Comm
- Santa Monica Bay Restoration
- State Lands Comm
- Tahoe Rgl Planning Agency
- \_\_\_\_\_  
Conservancy
- \_\_\_\_\_  
Conservancy

**Other**

- Education
- Food & Agriculture
- HCD
- OES
- Other: \_\_\_\_\_

