# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 564 through 567**

**(Res. Nos. 1217 through 1220)**

**By Council Members Salamanca and Moya**

## SUBJECT

**MANHATTAN CB-10 - FOUR APPLICATIONS RELATED TO LA HERMOSA**

**C 190434 ZMM (L.U. No. 564)**

City Planning Commission decision approving an application submitted by La Hermosa Christian Church pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by West 111th Street, Fifth Avenue, a line midway between Central Park North and West 111th Street, and a line 100 feet westerly of Fifth Avenue;
2. eliminating from within an existing R8 District a C1-4 District bounded by a line midway between Central Park North and West 111th Street, Fifth Avenue, Central Park North, and a line 100 feet westerly of Fifth Avenue (straight line portion) and its southerly prolongation;
3. changing from an R7-2 District to a C1-9 District property bounded by West 111th Street, Fifth Avenue, a line midway between Central Park North and West 111th Street, and a line 200 feet westerly of Fifth Avenue; and
4. changing from an R8 District to a C1-9 District property bounded by a line midway between Central Park North and West 111th Street, Fifth Avenue, Central Park North, and a line 200 feet westerly of Fifth Avenue (straight line portion) and its southerly prolongation;

as shown on a diagram (for illustrative purposes only) dated May 6, 2019 and subject to the CEQR declaration of E-538.

**N 190433 ZRM (L.U. No. 565)**

City Planning Commission decision approving an application submitted by La Hermosa Christian Church pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

**C 190435 ZSM (L.U. No. 566)**

City Planning Commission decision approving an application submitted by La Hermosa Christian Church pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-851 of the Zoning Resolution to modify the street wall location requirements of Section 35-64 (Special Tower Regulations for Mixed Buildings), and the tower lot coverage requirements, tower floor area distribution requirements, and height and setback requirements of Section 23-651 (Tower-on-a-Base), in connection with a proposed mixed-use development on property located at 5 West 110th Street (Block 1594, Lots 30 and 41), in a C1-9 District.

**C 190436 ZSM (L.U. No. 567)**

City Planning Commission decision approving an application submitted by La Hermosa Christian Church pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 5 West 110th Street (Block 1594, Lots 30 and 41), in a C1-9 District.

## INTENT

To approve an amendment to rezone the Project Area from R8, R8/C1-4, R7-2, R7-2/C1-4 to C1-9; amend zoning text to modify Appendix F and map the Project Area as a Mandatory Inclusionary Housing (MIH) area utilizing Options 1 and 2; grant an approval of the special permit pursuant to ZR Section 74-851 to modify the street wall location requirements, and the tower lot coverage requirements, tower floor area distribution requirements, and height and setback requirements; and grant an approval of the special permit pursuant to ZR Section 74-533 to waive the required number of accessory off-street parking spaces to facilitate the development of a mixed-use building at the northeast corner of Central Park, containing residential and community facility uses in Manhattan Community District 10.

## PUBLIC HEARING

**DATE:** November 4, 2019

**Witnesses in Favor:** Eleven **Witnesses Against:** One

## SUBCOMMITTEE RECOMMENDATION

**DATE:** December 3, 2019

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on L.U. Nos. 564, 566, and 567 and approve with modifications the decision of the City Planning Commission on L.U. 565.

**In Favor: Against: Abstain:**

Moya None None

Levin

Richards

Lancman

Grodenchik

Rivera

**COMMITTEE ACTION**

**DATE:** December 3, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None Barron

Gibson

Deutsch

Koo

Lancman

Levin

Miller

Richards

Treyger

Grodenchik

Diaz

Moya

Rivera

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSIONS**

The City Planning Commission filed a letter dated December 16, 2019, with the Council on December 18, 2019, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.