**CITY PLANNING COMMISSION**

October 15, 2019 / Calendar No. 1 C 190434 ZMM

**IN THE MATTER OF** 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;

Borough of Manhattan, Community District 10, as shown on a diagram (for illustrative purposes only) dated May 6, 2019 and subject to the CEQR declaration of E-538.

This application for a zoning map amendment was filed by La Hermosa Christian Church ("La Hermosa") on May 2, 2019. The requested map amendment, along with its related actions, would facilitate the development of a mixed-use building at the northeast corner of Central Park, containing residential and community facility uses. The development site, 5 West 110th Street (Block 1594, Lots 30 and 41), is bounded by West 110th Street (also known as Central Park North) to the South, Fifth Avenue (Frawley Circle) to the southeast, and West 111th Street to the north, in Harlem, Manhattan Community District 10.

**RELATED ACTIONS**

In addition to the zoning map amendment application that is the subject of this report (C 190434 ZMM), implementation of the proposed development also requires action by the City Planning Commission on the following applications, which is being considered concurrently with this application:

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| **N 190433 ZRM** | Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area. |
| **C 190435 ZSM** | Special Permit pursuant to ZR Section 74-851 to modify certain height and setback regulations |
| **C 190436 ZSM** | Special Permit pursuant to ZR Section 74-533 to waive accessory off-street parking requirements |

**BACKGROUND**

A description of this application, the surrounding area, and the proposed project is included in the report for the related Special Permit action (C 190435 ZSM).

**ENVIRONMENTAL REVIEW**

The subject application (C 190434 ZMM), in conjunction with the related applications (N 190433 ZMM, C 190435 ZSM, C 190436 ZSM), were reviewed pursuant the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations (NYCRR), Section 617.00 et seq. and the New York City Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the Commission. The designated CEQR number is 19DCP116M.

A summary of the environmental review appears in the report for the related Special Permit action (C 190435 ZSM).

**UNIFORM LAND USE REVIEW**

On May 6, 2019, this application (C 190434 ZMM), in conjunction with the related applications (C 190435 ZSM and C 190436 ZSM), was certified as complete by the Department of City Planning and duly referred to Community Board 10 and the Manhattan Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related applications for zoning text amendment (N 190433 ZRM), which was referred for information and review in accordance with the procedures for non-ULURP matters.

**Community Board Review**

Community Board 10 held a public hearing on this application (C 190434 ZMM) on July 5, 2019, and on that date, by a vote of 28 in favor, 2 opposed, 1 abstaining, adopted a resolution recommending disapproval of the proposed action.

**Borough President Recommendation**

The Manhattan Borough President considered this application (C 190434 ZMM) and, on August 23, 2019, issued a recommendation disapproving the application.

**City Planning Commission Public Hearing**

On August 14, 2019, (Calendar No. 6), the CPC scheduled August 28, 2019, for a public hearing on this application (C 190434 ZMM). The hearing was duly held on August 28, 2019 (Calendar No. 34), in conjunction with the related applications (N 190433 ZRM, C 190435 ZSM, C 190436 ZSM). There were a number of speakers as described in the report for the related Special Permit action (C 190435 ZSM), and the hearing was closed.

**CONSIDERATION**

The Commission believes that this application (C 190434 ZMM) for a zoning map amendment to change R7-2, R7-2/C1-4, R8, and R8/C1-4 Districts to a C1-9 District., in conjunction with the related applications (N 190433 ZRM, C 190435 ZSM, C 190436 ZSM), is appropriate.

A full consideration and analysis of the issues and reasons for approving this application appears in the report for the related Special Permit action (C 190435 ZSM).

**RESOLUTION**

**RESOLVED,** that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED,** by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing 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;

Borough of Manhattan, Community District 10, as shown on a diagram (for illustrative purposes only) dated May 6, 2019 and subject to the CEQR declaration of E-538.

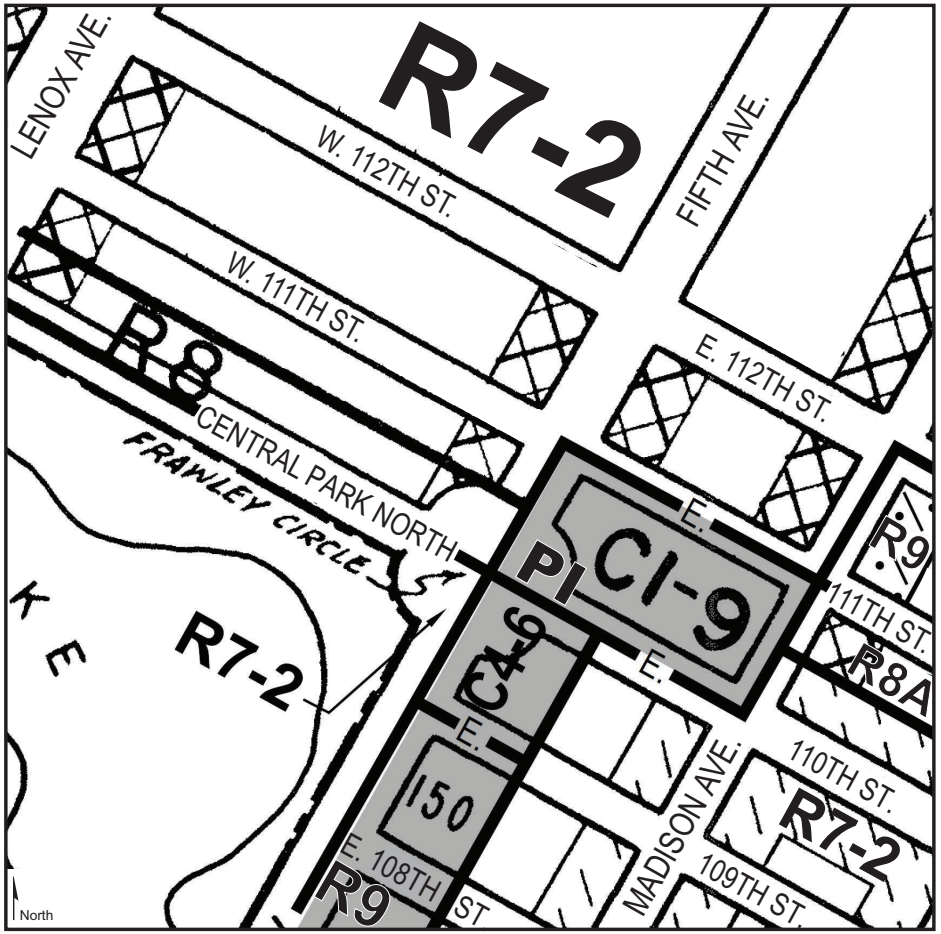
The above resolution (C 190434 ZMM), duly adopted by the City Planning Commission on October 15, 2019 (Calendar No. 1), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**MARISA LAGO,** *Chair*

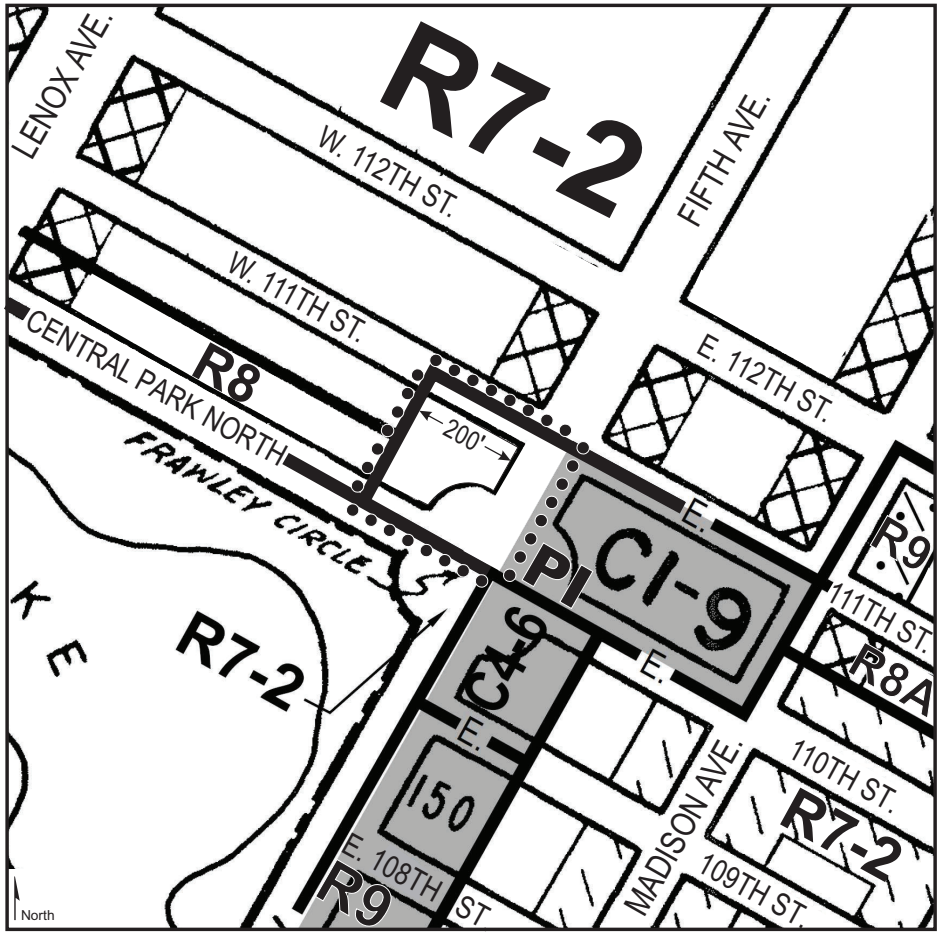
**KENNETH J. KNUCKES, ESQ.,** *Vice Chairman*
**DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ, RICHARD W. EADDY, HOPE KNIGHT, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD**, *Commissioners*

**ANNA HAYES LEVIN,** *Commissioner,* ABSTAINING

# Zoning Change Map




Current Zoning Map (6B)




Proposed Zoning Map (6B) - Area being rezoned is outlined with dotted lines

Rezoning from R8 to C1-9
Rezoning from R8/C1-4 to C1-9
Rezoning from R7-2 to C1-9
Rezoning from R7-2/C1-4 to C1-9

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

**NOTE:** Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.