CITY PLANNING COMMISSION

October 15, 2019 / Calendar No. 2 N 190433 ZRM

IN THE MATTER OF 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, Borough of Manhattan, Community Board 10.

This application for a zoning text amendment was filed by La Hermosa Christian Church ("La Hermosa") on May 2, 2019. The requested text 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, Duke Ellington Circle to the southeast, Fifth Avenue to the east, and West 111th Street to the north, in Harlem, Manhattan Community District 10.

RELATED ACTIONS

In addition to the zoning text amendment that is the subject of this report (N 190433 ZRM), implementation of the proposed development also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 190434 ZMM	Zoning map amendment to change R7-2, R7-2/C1-4, R8, R8/C1-4 Districts to a C1-9 District.
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 (N 190433 ZRM), in conjunction with the related applications (N 190434 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).

PUBLIC REVIEW

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

Community Board Review

Community Board 10 held a public hearing on this application (N 190433 ZRM) 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 (N 190433 ZRM) and, on August 23, 2019, issued a recommendation disapproving the application.

City Planning Commission Public Hearing

On August 14, 2019, (Calendar No. 7), the CPC scheduled August 28, 2019, for a public hearing on this application (N 190433 ZRM). The hearing was duly held on August 28, 2019 (Calendar No. 35), in conjunction with the related applications (C 190434 ZMM, 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 (N 190433 ZRM) for a text amendment to modify Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, in conjunction with the related applications (C 190434 ZMM, 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 Section 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 modified, is further amended as follows:

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
*** * *** indicates where unchanged text appears in the Zoning Resolution

*** * ***

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

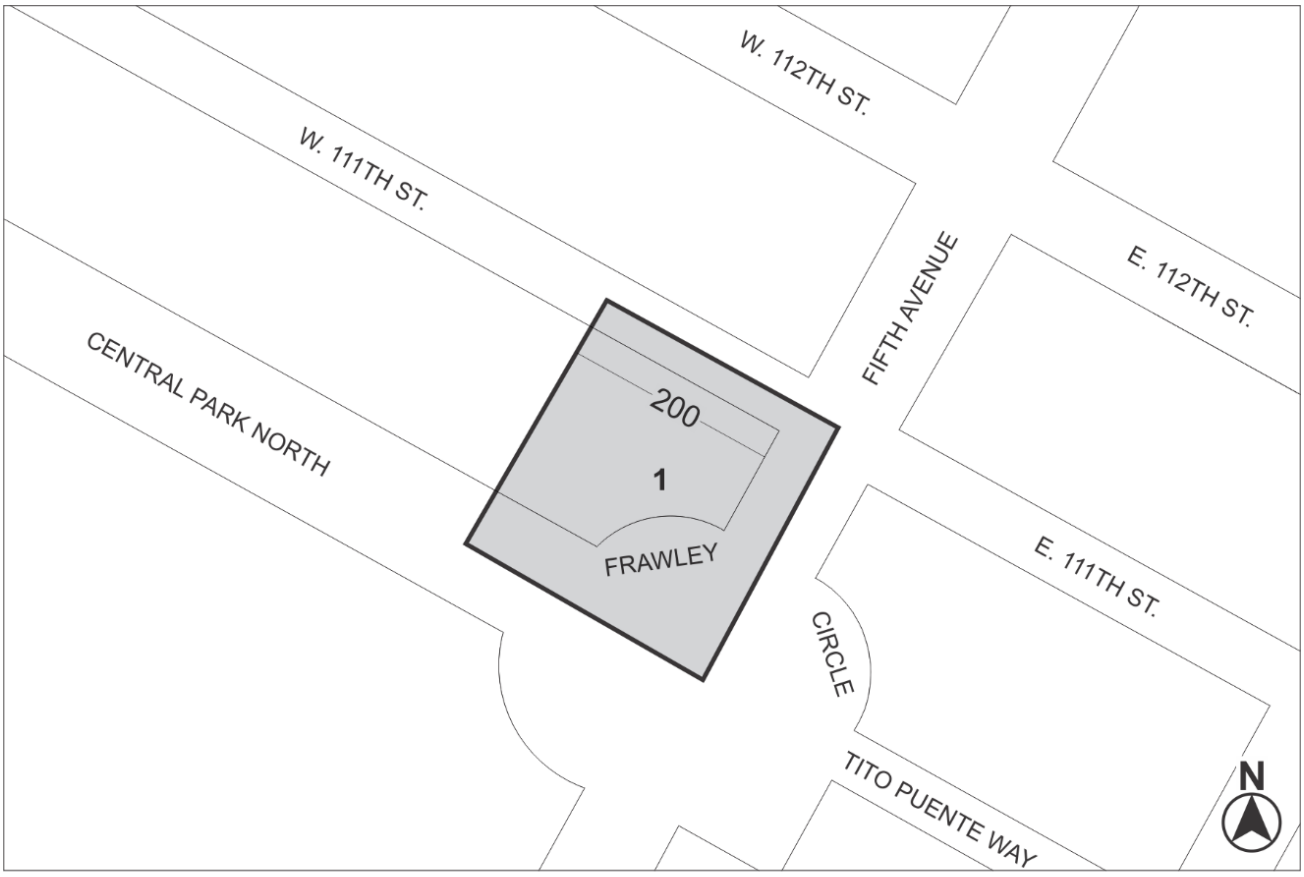
*** * ***

MANHATTAN

*** * ***

Manhattan Community District 10

Map 1 – [date of adoption]



Mandatory Inclusionary Housing Area *(see Section 23-154(d)(3))*

Area **1** — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 10, Manhattan

The above resolution (N 190433 ZRM), duly adopted by the City Planning Commission on October 15, 2019 (Calendar No. 2), 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