

FINAL CONDITIONS FOR EFFECTUATING  
(T) TENTATIVE CLASSIFICATION  
REMOVAL  
(CF 14-0450-S1)

Approved by PLUM December 2, 2014.

Approved by City Council December 16, 2014.

## **CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL**

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary), the following:

### Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Bureau of Engineering. Prior to issuance of sign offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
  - a. Sepulveda Boulevard (Major Highway Class II) - That a 2-foot wide strip of land along the property frontage be dedicated to allow for the construction of a 7.5-foot wide sidewalk.
  - b. Sepulveda Boulevard – Construct an additional 2 foot concrete sidewalk along the property frontage to complete a 7.5-foot wide sidewalk. Close any unused driveways with standard curb height, gutter and sidewalk and upgrade all driveways to comply with ADA requirements.
  - c. Install tree wells with root barriers and plan street trees satisfactory to the City Engineer and Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077

Note: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Water and Power regarding the relocation of fire hydrant located on the south side of the property.

- d. No major drainage problems are involved.
  - e. Sewer lines in Sepulveda Boulevard and Halbrent Avenue. All Sewage Facilities Charges and Bonded Sewer Fees are to be paid.
  - f. Halbrent Avenue (Local Street) – The public right-of-way shall be planted in substantial conformance with the preliminary landscape plans (Exhibit B) submitted by the applicant.
  - g. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
  - h. An investigation by the Bureau of Engineering Valley District Office Construction may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering (818) 374-5090.
  - i. Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and Department of Transportation for review and approval.
3. Department of Transportation
- a. A 20-foot reservoir space shall be provided between any security gate(s) and the property line.
  - b. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Suite 400, Station 3.
  - c. **Parking and Driveway Plan.** A preliminary parking area and driveway plan shall be prepared and submitted to the Bureau of Engineering and City Wide Planning Coordination Section of the Department of Transportation in consultation with Council District Office No. 3 for approval prior to the submittal of building plans for plan check by the Department of Building and Safety.
4. Bureau of Street Lighting
- a. Installation of street lights to the satisfaction of the Bureau of Street lighting. If new street(s) are required, the property within the boundary of the development shall form or annexed into a Street Lighting Maintenance Assessment District prior to the final recordation or issuance of certificate of Occupancy.
  - b. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to

Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.

- c. Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
- d. Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.
- e. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

FINAL CONDITIONS OF APPROVAL  
(Pursuant to Section 12.24 of the  
Municipal Code)  
(CF 14-0450-S1)

Approved by PLUM December 2, 2014.

Approved by City Council December 16, 2014.

## CONDITIONS OF APPROVAL

Pursuant to Section 12.24 of the Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

### **A. Conditions of Approval**

1. Prior to the issuance of any building permit, the applicant or his successor shall submit to the Planning Department revised plans showing compliance with the applicable L.A.M.C. provisions or as permitted by the grants and conditions of approval herein.
2. Use:
  - a) The use of the westerly 16,500 square-foot portion of the subject site shall be limited to a new 4-story, 33,811 square-feet, 73-guest room hotel building, plus one manager's unit.
  - b) There shall be no hourly rates for room rentals, and customers will be billed at the market rate, a pre-negotiated rate, or a contractually established rate.
  - c) The hotel owner and/or manager shall comply with all applicable laws and conditions and the hotel manager shall be made completely familiar with these conditions and shall implement them as required.
  - d) The hotel manager shall make duplicate electronic room keys available if needed by emergency services personnel to gain entry.
  - e) Lighting within the parking lot and along pedestrian pathways shall be provided for the purposes of providing for the security and safety of hotel patrons, and shall be directed on-site to avoid spill-over onto adjacent properties, as appropriate.
  - f) Property upkeep and maintenance shall be provided on a regular and routine basis, including graffiti removal in a color that matches the surface to which it was applied, and trash, debris and weed removal; landscaping shall be established in substantial conformance with the Preliminary Landscape Plan, and maintained on a regular and ongoing basis. The Council Office will be provided a copy of the Preliminary Landscape Plan for review/comment.
  - g) The hotel operator/property owner shall establish and maintain an ongoing proactive relationship with the LAPD Senior Lead Officer for Van Nuys to facilitate continued dialog relevant to hotel operators, and to receive appropriate training and notifications. The LAPD shall provide 10-day advance notice to the hotel operator/property owner of the date, time, and location of meetings, in writing by means of either email or U.S. Postal Service.
  - h) On-Site Security. Closed Circuit Cameras will be provided within the parking lot and all common areas of the hotel property, and will have a storage capacity consistent with industry standard. Entrances to the hotel building, other than the main entry to the building on Sepulveda Blvd. and the entrance to the building adjacent to the parking lot, will have controlled (electronic key) access at all times. Similar controlled (electronic key) access will be provided after hours at the main entry to the building and at the entrance to the building adjacent to the parking lot. Locked access gates along the side yard areas adjacent to N. Sepulveda Boulevard and N. Halbrent Avenue will be maintained. A state-licensed security patrol with on-demand response capability will be provided as needed.
  - i) Maximum prices for accommodations will be posted as required by state/City Codes.

- j) The only telephones provided on the hotel property will be located within the hotel office areas and guest rooms. No pay phones are permitted, in keeping with La Quinta Inns & Suites operational standards and requirements.
- k) The property owner will post at least one sign in view of prospective guests entering the hotel property stating "No Trespassing".
- l) Four locked access gates to the sideyard areas along the north and south sides of the subject property (i.e., two access gates proximate to the Sepulveda Blvd. frontage and two access gates proximate to the Halbrent Ave. frontage) shall be provided as depicted on the site plan (Exhibit B-3), and shall remain locked at all times, except for the purposes of routine property/landscape maintenance activities performed by hotel/landscape maintenance personnel.
- m) No employee parking shall be permitted on Halbrent Avenue.
- n) Condition Compliance. In order to provide for reexamination of the matter 6 months after the operation (issuance of the Certificate of Occupancy) and if the applicant/operator or owner of the land wishes to continue operation as herein authorized, an "Approval of Plans" shall be filed. Said application must be filed no later than three months prior to the initial 6 month period and said application must be made on the appropriate forms and fees paid. The application shall be accompanied by the payment of appropriate fees, as governed by Section 19.01-I of the LAMC, and must be accepted as complete by the Planning Department public counter. The completed application shall be accompanied by owner notice labels for abutting properties include the Council District, and individuals on the interested parties list related to the subject authorization. The applicant/owner shall provide appropriate documentation to substantiate ongoing compliance with each of the conditions contained herein at the time of filing the Approval of Plans review application. An application without such documentation shall be accompanied by a fee payment governed by Section 19.01-C of the LAMC. Further, any requested modification to the discretionary action shall also result in the increased fee. The applicant shall submit proof that at least a summary of the compliance documentation was mailed to address labels noted above which included a statement that:

"In compliance with the conditions of approval, the attached documentation is mailed to interested parties. To assist the Planning Department in determining if a public hearing shall be held, interested parties should contact the Planning Department."

The Director of Planning (or designee) may elect to waive the public hearing if the applicant has fully complied with the conditions of approval, continued operation of the facility would not adversely impact the surrounding community, and the matter is not likely to evoke public controversy. If a public hearing is required, the Director reserves the right to either modify the conditions of approval of the Conditional Use Permit by imposing new and/or different substitute conditions or revoke the Permit if, in the Director's opinion, its revocation is necessary for the protection of persons in the surrounding neighborhoods or occupants of adjacent properties.

- 3. The total floor area of the new building on the subject property shall not exceed 33,811 square feet.
- 4. **Parking.** Parking serving the on-site hotel may be permitted in the R3 Zone, in substantial conformance with Exhibit B.

5. **Bicycle Parking.** The project shall provide bicycle parking in compliance with Ordinance No. 182,386 as follows:
  - a. a minimum of 5 short term bicycle parking spaces shall be provided within the front yard as shown on the site plan (Exhibit B-3).
  - b. a minimum of 5 long term bicycle parking spaces shall be provided within the ground level of the two-level garage structure.
  
6. **Architectural Materials.**
  - a. A consistent use of architectural and building materials shall be applied throughout all exterior facades of the buildings to enhance the streetscape and identity of the site.
  - b. The proposed project shall not use architectural finishes that would produce substantial glare.
  - c. The ground floor level windows, along the building's westerly elevation shall be clear, energy efficient insulated glass.
  - d. The project shall incorporate windows and doors with well-designed trims and details as character defining features to reflect a consistent architectural theme.
  
7. **Driveway Access.** One 20-foot wide two-way driveway shall be provided along Sepulveda Boulevard. Vehicular access from Halbrent Avenue shall be prohibited.
  
8. **Pedestrian Access.** Designated pedestrian walkways from the public right-of-ways leading to the hotel interior entry as well as internal to the parking structure shall be provided.
  - a. Vehicular and pedestrian ingress and egress from the subject property shall be prohibited from Halbrent Avenue, except for emergency access as may be required by the Fire Department or for landscape maintenance purposes. Otherwise, the gates located at Halbrent Avenue shall be locked at all times.
  
9. **Landscaping.** The landscaping shall be in substantial conformance with the citywide landscape ordinance (L.A.M.C. Section 12.42-B) and as shown on the plans submitted by the applicant and attached to the case file as Exhibit B-13:

## **B. Environmental Conditions**

10. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
  
11. A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
  
12. The parking stalls and driveways of the parking structure that are exposed to the sky shall be finished with either a light-colored surface material such as concrete, and/or a minimum of 80 percent of the total area of the stalls shall be shaded by vine-covered pergola, canopy, or trellis. Solar panels and their related support structures may be utilized to provide required shading.



13. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way nor from above.
14. The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
15. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
16. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
17. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
18. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
19. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
20. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
21. Trucks having no current hauling activity shall not idle but be turned off.
22. The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
23. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
24. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

25. (Asbestos) Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
26. (Lead Paint) Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
27. (Polychlorinated Biphenyl – Commercial and Industrial Buildings) Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.
28. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
29. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains.
30. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
31. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
32. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
33. A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
34. A landscape plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the decision maker.
35. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
36. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
37. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

38. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
39. Concrete, not metal, shall be used for construction of parking ramps.
40. The interior ramps shall be textured to prevent tire squeal at turning areas.
41. The two level parking structure located adjacent to residential buildings shall have a decorative wall with screened openings. The screened openings shall have vine coverings. A landscape buffer of not less than 15 feet shall be provided between the two-level parking structure and the public right-of-way along Halbrent Avenue. The landscape material shall be in substantial conformance with Exhibit B-14 through B-15.
42. All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto. Tthe applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.
43. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
44. The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

#### **Administrative Conditions of Approval**

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.

2. **Code Compliance.** Area, height and use regulations of the RAS4-1VL and R3-1 zone classifications of the subject property shall be complied with, except where herein conditions are more restrictive or relief has been granted.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
7. **Corrective Conditions.** The authorized use shall be conducted at all time with due regards to the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code to impose additional corrective conditions, if in the Commission's or Director's opinion such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
8. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
9. **Expediting Processing Section.** Prior to the clearance of any conditions, the applicant shall show that all fees have been paid to the Department of City planning Expedited Processing Section.

CITY OF LOS ANGELES  
CALIFORNIA

HOLLY L. WOLCOTT  
City Clerk

GREGORY R. ALLISON  
Executive Office

When making inquiries relative to  
this matter, please refer to the  
Council File No.



ERIC GARCETTI  
MAYOR

Office of the  
CITY CLERK

Council and Public Services  
Room 395, City Hall  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
Fax: (213) 978-1040

SHANNON HOPPE  
Division Manager

[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

December 19, 2014

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 14-0450-S1, at its meeting held December 16, 2014.

City Clerk  
wrq

TIME LIMIT FILES  
ORDINANCES

Mayor's Time Stamp  
2014 DEC 12 PM 12:10  
CITY OF LOS ANGELES

City Clerk's Time Stamp  
2014 DEC 12 PM 12:06  
CITY CLERK

COUNCIL FILE NUMBER 14-0450-S1 COUNCIL DISTRICT 4

COUNCIL APPROVAL DATE December 10, 2014 LAST DAY FOR MAYOR TO ACT DEC 22 2014

ORDINANCE TYPE:  Ord of Intent  Zoning  Personnel  General  
 Improvement  LAMC  LAAC  CU or Var Appeals - CPC No. \_\_\_\_\_

SUBJECT MATTER: ZONE AND HEIGHT DISTRICT CHANGE REQUEST AND AN APPEAL FILED FOR A PROPOSED PROJECT AT 5746-5750 SEPULVEDA BOULEVARD AND 5747-5751 HALBRENT AVENUE

	APPROVED	DISAPPROVED	BY	DATE
PLANNING COMMISSION	X			
DIRECTOR OF PLANNING				
CITY ATTORNEY				
CITY ADMINISTRATIVE OFFICER				
OTHER				

CITY CLERK  
2014 DEC 18 AM 10:51

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR \*VETO DEC 17 2014  
(\*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b)(c))

**(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)**

DATE RECEIVED FROM MAYOR DEC 18 2014 ORDINANCE NO. 183335  
DATE PUBLISHED \_\_\_\_\_ DATE POSTED DEC 18 2014 EFFECTIVE DATE JAN 27 2015  
ORD OF INTENT: HEARING DATE \_\_\_\_\_ ASSESSMENT CONFIRMATION \_\_\_\_\_  
ORDINANCE FOR DISTRIBUTION: YES  NO

12/10/14

File No. 14-0450-S1

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a zone and height district change request and an appeal filed for a proposed project at 5746-5750 Sepulveda Boulevard and 5747-5751 Halbrent Avenue.

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

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 14-0450-S1 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2013-3555-MND] filed on February 21, 2014.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), including the Environmental Findings, as the Findings of the Council.
3. RESOLVE TO GRANT THE APPEAL filed by Raju Patel, El Cortez Motel, Inc. (Representative: Peg Malone-Brown / Brad Rosenheim, Rosenheim and Associates, Inc.), from part of the determination of the LACPC, and THEREBY:
  - a. Remove, pursuant to Los Angeles Municipal Code (LAMC) 12.32 G, Conditions 2.a and 2.b, on page T- 1, attached to Council file No. 14-0450-S1.
  - b. Approve, pursuant to LAMC 12.24, the revised Conditions A.2.b, A.2.c, A.2.d, A.5.a, on page C-1, attached to the Council file.
  - c. Approve a Zone Variance to allow bicycle parking in the front yard setback area.
  - d. Approve an Adjustment for a bike rack within the required front yard.
  - e. Approve an Adjustment for a paved surface area for bikes in the front yard in lieu of the required landscaping.
4. APPROVE the following additional Conditional Use conditions requested by the Department of City Planning:
  - a. A.8.a. Vehicular and pedestrian ingress and egress from the subject property shall be prohibited from Halbrent Avenue, except for emergency access as may be required by the Los Angeles Fire Department or for landscape maintenance purposes. Otherwise, the gates located at Halbrent Avenue shall be locked at all times.
  - b. A.9. Landscaping. The landscaping shall be in substantial conformance with the citywide landscape ordinance (LAMC Section 12.42-B) and as shown on the plans submitted by the applicant and attached to the case file as Exhibit B-13.

5. PRESENT and ADOPT the accompanying ORDINANCE, approved by the LACPC, effecting a zone and height district change from R3-1 zone to (T)(Q)RAS4-1VL, for the construction of a new four-story, 33,811 square foot hotel providing 73 guest rooms and one manager's unit, subject to modified Conditions of Approval attached to Council file No. 14-0450-S1, for property located at 5746-5750 Sepulveda Boulevard and 5747-5751 Halbrent Avenue.
6. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
7. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.
8. ADVISE the applicant that, pursuant to California 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.
9. 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.

Applicant: Raju Patel, El Cortez Motel, Inc.

Representative: Peg Malone-Brown / Brad Rosenheim, Rosenheim and Associates, Inc.

Case No. CPC-2013-3554-ZC-HD-CU-ZV-ZAA

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.

**TIME LIMIT FILE - DECEMBER 16, 2014**

**(LAST DAY FOR COUNCIL ACTION - DECEMBER 16, 2014)**

Summary

At the public hearing held on December 2, 2014 (continued from previous meetings), the Planning and Land Use Management Committee considered a zone and height district change request and an appeal filed for a proposed project at 5746-5750 Sepulveda Boulevard and 5747-5751 Halbrent Avenue. Staff from the Department of City Planning and the Los Angeles Police Department gave the Committee background information on the matter. The Appellant's representative and staff from Council District Four also spoke.

After an opportunity for public comment, the Committee recommended that Council grant the appeal, approve the zone and height district change, and approve the requested changes to the conditions associated with this project. This matter is now forwarded to the Council for its consideration.

As indicated in Recommendation No. 7 and pursuant to Section 12.32-J of the Los Angeles Municipal Code, the applicant is hereby advised that: "... whenever property remains in a "Q"



Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings."

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	YES
ENGLANDER:	YES

SG  
14-0450-S1\_rpt\_plum\_12-2-14

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**

A handwritten signature in black ink, consisting of several overlapping, fluid strokes that form a stylized, somewhat abstract mark.

**ADOPTED**

DEC 10 2014

**LOS ANGELES CITY COUNCIL**

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From  
CD4

**Final Revision to Conditions of Approval (for Conditional Use):**  
**Case No. CPC 2013-3554-ZC-HD-CU-ZV-ZAA**

The following revision to the Conditions Of Approval presented on page C-1 of the CPC Determination dated August 19, 2014 for the subject Case No. is requested:

**A.2. Use**

- a) The use of the westerly 16,500 square-foot portion of the subject site shall be limited to a new 4-story, 33,811 square-foot, 73-guest room hotel building, plus one manager's unit.
- b) There shall be no hourly rates for room rentals, and customers will be billed at the market rate, a pre-negotiated rate, or a contractually established rate.
- c) The hotel owner and/or manager shall comply with all applicable laws and conditions and the hotel manager shall be made completely familiar with these conditions and shall implement them as required.
- d) The hotel manager shall make duplicate electronic room keys available if needed by emergency services personnel to gain entry.
- e) Lighting within the parking lot and along pedestrian pathways shall be provided for the purposes of providing for the security and safety of hotel patrons, and shall be directed on-site to avoid spill-over onto adjacent properties, as appropriate.
- f) Property upkeep and maintenance shall be provided on a regular and routine basis, including graffiti removal in a color that matches the surface to which it was applied, and trash, debris and weed removal; landscaping shall be established in substantial conformance with the Preliminary Landscape Plan, and maintained on a regular and ongoing basis. The Council Office will be provided a copy of the Preliminary Landscape Plan for review/comment.
- g) The hotel operator/property owner shall establish and maintain an ongoing proactive relationship with the LAPD Senior Lead Officer for Van Nuys to facilitate continued dialog relevant to hotel operators, and to receive appropriate training and notifications. The LAPD shall provide 10-day advance notice to the hotel operator/property owner of the date, time, and location of meetings, in writing by means of either email or U.S. Postal Service.
- h) On-Site Security. Closed Circuit Cameras will be provided within the parking lot and all common areas of the hotel property, and will have a

storage capacity consistent with industry standard. Entrances to the hotel building, other than the main entry to the building on Sepulveda Blvd. and the entrance to the building adjacent to the parking lot, will have controlled (electronic key) access at all times. Similar controlled (electronic key) access will be provided after hours at the main entry to the building and at the entrance to the building adjacent to the parking lot. Locked access gates along the side yard areas adjacent to N. Sepulveda Boulevard and N. Halbrent Avenue will be maintained. A state-licensed security patrol with on-demand response capability will be provided as needed.

i) Maximum prices for accommodations will be posted as required by state/City Codes.

j) The only telephones provided on the hotel property will be located within the hotel office areas and guest rooms. No pay phones are permitted, in keeping with La Quinta Inns & Suites operational standards and requirements.

k) The property owner will post at least one sign in view of prospective guests entering the hotel property stating "No Trespassing".

l) Four locked access gates to the sideyard areas along the north and south sides of the subject property (i.e., two access gates proximate to the Sepulveda Blvd. frontage and two access gates proximate to the Halbrent Ave. frontage) shall be provided as depicted on the site plan (Exhibit B-3), and shall remain locked at all times, except for the purposes of routine property/landscape maintenance activities performed by hotel/landscape maintenance personnel.

m) No employee parking shall be permitted on Halbrent Avenue.

n) Condition Compliance. In order to provide for reexamination of the matter 6 months after the operation (issuance of the Certificate of Occupancy) and if the applicant/operator or owner of the land wishes to continue operation as herein authorized, an "Approval of Plans" shall be filed. Said application must be filed no later than three months prior to the initial 6 month period and said application must be made on the appropriate forms and fees paid. The application shall be accompanied by the payment of appropriate fees, as governed by Section 19.01-I of the LAMC, and must be accepted as complete by the Planning Department public counter. The completed application shall be accompanied by owner notice labels for abutting properties include the Council District, and individuals on the interested parties list related to the subject authorization. The applicant/owner shall provide appropriate documentation to substantiate ongoing compliance with each of the conditions contained herein at the time of filing the Approval of Plans review application. An application without

such documentation shall be accompanied by a fee payment governed by Section 19.01-C of the LAMC. Further, any requested modification to the discretionary action shall also result in the increased fee. The applicant shall submit proof that at least a summary of the compliance documentation was mailed to address labels noted above which included a statement that:

"In compliance with the conditions of approval, the attached documentation is mailed to interested parties. To assist the Planning Department in determining if a public hearing shall be held, interested parties should contact the Planning Department."

The Director of Planning (or designee) may elect to waive the public hearing if the applicant has fully complied with the conditions of approval, continued operation of the facility would not adversely impact the surrounding community, and the matter is not likely to evoke public controversy. If a public hearing is required, the Director reserves the right to either modify the conditions of approval of the Conditional Use Permit by imposing new and/or different substitute conditions or revoke the Permit if, in the Director's opinion, its revocation is necessary for the protection of persons in the surrounding neighborhoods or occupants of adjacent properties.

**A.5. Bicycle Parking**

- a) a minimum of 5 short term bicycle parking spaces shall be provided within the front yard as shown on the site plan (Exhibit B-3).

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**Suggested Conditions by Staff in Response  
to Appealed Case No. CPC-2013-3554-ZC-HD-CU-ZV-ZAA**

**Page C-2 (Conditional Use Conditions), Condition No. A.8.a,**

A.8.a. Vehicular and pedestrian ingress and egress from the subject property shall be prohibited from Halbrent Avenue, except for emergency access as may be required by the Fire Department or for landscape maintenance purposes. Otherwise, the gates located at Halbrent Avenue shall be locked at all times.

**Page C-2 (Conditional Use Conditions), Condition No. A.9,**

**A.9. Landscaping.** The landscaping shall be in substantial conformance with the citywide landscape ordinance (L.A.M.C. Section 12.42-B) and as shown on the plans submitted by the applicant and attached to the case file as Exhibit B-13.

4/12  
from CD4

**Final Revision to Conditions For Effectuating (T) Tentative  
Classification Removal (for Zone Change):  
Case No. CPC 2013-3554-ZC-HD-CU-ZV-ZAA**

The following revision to the Conditions For Effectuating (T) Tentative Classification Removal presented on page T-1 of the CPC Determination dated August 19, 2014 for the subject Case No. is requested:

- 2.a. Sepulveda Boulevard (Major Highway Class II) - That a 2-foot wide strip of land along the property frontage be dedicated to allow for the construction of a 7.5-foot wide sidewalk.
- 2.b. Sepulveda Boulevard - Construct an additional 2-foot concrete sidewalk along the property frontage to complete a 7.5-foot wide sidewalk. Close any unused driveways with standard curb height, gutter and sidewalk and upgrade all driveways to comply with ADA requirements.

A-12  
from CD4

RE: Appeal in Part of Case No. CPC-2013-3554-ZC-HD-CU-ZV-ZAA  
Applicable to the Proposed La Quinta Inns & Suites Hotel Project  
Located at 5746 – 5750 North Sepulveda Blvd. and 5747 – 5751 North  
Halbrent Ave.

The following final revisions to the CPC’s Determination dated August 19, 2014 for Case No. CPC-2013-3554-ZC-HD-CU-ZV-ZAA applicable to the proposed La Quinta Inns & Suites Hotel Project (the “Proposed Project”) located at 5746 – 5750 North Sepulveda Blvd., and 5747 – 5751 North Halbrent Ave. are submitted on behalf of the Applicant (El Cortez Motel, Inc.), and identify the specific points of Appeal (shown in **bold strike-out and underline** format).

1. The Applicant seeks approval of the following requested entitlements denied by the CPC:

Page 1, CPC Actions:

1. **Approve ~~Denied~~**-a Zone Variance to allow bicycle parking in the front yard setback area.
2. **Approve ~~Denied~~** an Adjustment for a bike rack within the required front yard.
3. **Approve ~~Denied~~**-an Adjustment for a paved surface area for bikes in the front yard in lieu of the required landscaping.

*Justifications in support of Approval are as follows:*

Page F-5, Paragraph 3 - Variance Findings: “Bicycle Parking in the Front Yard Setback”

**Strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations. Specifically, the Code requires that a yard be open “from the ground to the sky”, and yet given the special circumstances of no parkway along the Subject Property’s frontage on Sepulveda Boulevard within which to locate required short-term bicycle parking spaces, there exists a real practical difficulty in complying with the Code’s requirement for short-term bicycle parking (including the siting requirements), while also complying with the Code’s requirement that a yard be open from the ground to the sky (Section 12.21.C.1(g), and balancing the competing interest of not displacing any of the 10 additional parking spaces which exceed the Code’s requirement for the proposed hotel use, but which are provided by the Applicant based on operating experience, and the desire to ensure compatibility with the adjacent land uses.**

Page F-6, Paragraph 3 - Variance Findings: “Bicycle Parking in the Front Yard Setback”

**The special circumstance is that the Subject Property’s frontage along N. Sepulveda Boulevard does not include a parkway, an appropriate location for**

locating required short-term bicycle parking spaces which meets the siting requirements of the Code. Noteworthy is that the Code also requires that such short-term bicycle parking spaces shall be located within 50 feet of walking distance from a main pedestrian entrance. Because the Subject Property has no parkway, and in order to comply with the requirement that bicycle parking spaces be located within 50 feet of the main entrance, the only remaining available space is the front yard area.

Page F-7, Paragraph 4 - Variance Findings: "Bicycle Parking in the Front Yard Setback"

With regard to the requested use of the front yard to locate required short-term bicycle parking spaces, the Subject Property is denied the ability to use the adjacent parkway as the site for required short-term bicycle parking spaces, because no parkway exists adjacent to the Subject Property. As envisioned by the Code amendment requiring bicycle parking, other properties within the City in the same zone have a parkway available to them which can be used to site required short term bicycle parking spaces, and as such can provide a Code compliant project meeting both the requirement for short-term bicycle parking and also providing a front yard area "open from the ground to the sky", without having to compromise available automobile parking spaces. As such, a zone variance is necessary to bring parity between the Applicant's property and other similarly situated parcels.

Page F-9, Paragraph 1 - Variance Findings: "Bicycle Parking in the Front Yard Setback"

With regard to the requested zone variance to permit short-term bicycle parking spaces within the required front yard area, the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. The front yard area will be fully improved with landscaping, consistent with the City's requirements and as shown on the attached Preliminary Landscape Plan, and the short-term bicycle parking area will be fully improved as a hardscape component within this landscaped area.

Page F-10, Paragraph 1 - Variance Findings: "Bicycle Parking in the Front Yard Setback"

Granting the requested zone variance to permit bicycle parking in the front yard setback will not adversely affect any element of the General Plan inasmuch as the proposed use of the property will be compatible with the uses in the adjacent and surrounding area including a motel and 6 unit apartment building with associated surface parking to the north, an apartment building and associated surface parking to the south, and single-family residential neighborhood to the east across N. Halbreth Avenue, all of which are compatible with the proposed bicycle parking, as presented and discussed above. As such, and by extension, the proposed project would not have an adverse affect on the General Plan.



The proposed zone variance will also will further the goals of the Van Nuys North Sherman Oaks Community Plan. While the Community Plan is silent with regard to zone variances, its intent is to support the maintenance of a commercial base. As an accessory use to the proposed La Quinta Inns & Suites brand hotel, a commercial land use, the proposed bicycle parking within the front yard would support the commercial base within the Van Nuys North Sherman Oaks Community Plan Area, and to the City in general.

*Page F-11, Paragraph 2 - Adjustment Findings: "Encroachment into the Front Yard Setback"*

The proposed project is required to provide 5 short-term bicycle parking spaces outside, "...located to maximize visibility from the main entrance...no farther than 50-feet of walking distance from a main pedestrian entrance" (LAMC 12.21.A.16(e)2). However, the public right-of-way adjacent to the proposed hotel's entrance has no parkway, and as a result, the remaining viable option is to locate them within the front yard. Further, and consistent with the requirements of the Code, the front yard area will be landscaped with the exception of entrance walkways, driveways, and the short-term bicycle parking area. Therefore, the functional requirement of providing hardscape within the bicycle parking area will balance the competing yet equally important purpose of providing landscape adjacent to a building.

*Page F-12, Paragraph 2 - Adjustment Findings: "Encroachment into the Front Yard Setback"*

The proposed project will provide 5-foot landscaped side yards, a 15-foot landscaped front yard along N. Halbreth Avenue, and a variable width (approximately 4.5 foot average) front yard along N. Sepulveda Boulevard. As identified above, the purposes of adequate light and air, as well as landscaping will be provided within the hotel building front yard area along N. Sepulveda Boulevard, which will also serve the public benefit of providing short-term bicycle parking spaces consistent with Code requirements. As such, the requested adjustment to yards to permit a bike rack within the required 5-foot front yard will clearly be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

*Page F-13, Paragraph 2 - Adjustment Findings: "Encroachment into the Front Yard Setback"*

Approving the requested adjustment to encroach into the required front yard to establish 5-short term bicycle parking spaces will be in substantial conformance with the purpose intent and provisions of the Van Nuys-North Sherman Oaks Community Plan which intends to promote a safe, secure, and high quality environments and a strong and competitive commercial sector to best serve the needs of the community. Granting the requested adjustment will result in a commercial in-fill development that is in harmony with the

recent developments such as the Target Store and office complex across the street, the Hampton Inn located to the south along Sepulveda Boulevard, and the commercial developments north of Hatteras Street.

Page F-14, paragraph 3 - Conditional Use Findings

The proposed hotel development has been designed to integrate into the adjacent and existing surrounding land uses while remaining consistent with both the Neighborhood Office Commercial and Medium Density Residential land use designations of the Van Nuys-North-Sherman Oaks Community. The proposed 4-story hotel structure and use will be limited to the westerly portion of the 28,519.6 square-foot property adjacent to Sepulveda Boulevard, a Major Highway Class II and situated between an existing motel to the north and a medium density multi-family use to the south. Pedestrian and vehicular access to the hotel property will be along the major highway. The easterly portion of the 28,519.6 square-foot site, within the Medium Density land use category, will be developed with the "proposed two-level partially subterranean parking structure and a 15-foot landscaped buffering area within the required front setback along Halbreth Avenue. Consistent with Zone Change Condition 2.a, on page T-1, the Applicant will be required to "Close any unused driveways with standard curb height, gutter and sidewalk and upgrade all driveways to comply with ADA requirements." As such, the The unused driveways abutting the easterly portion of the project site will be closed and reconstructed to prohibit any vehicular access to the site from Halbreth Avenue. limit access to the property to pedestrians and patrons.

In addition, and as required by Condition A.2.1 on page C-1, locked access gates to the sideyard areas along the north and south sides of the subject property shall be provided as depicted on the site plan (Exhibit B-3), and shall remain locked at all times, except for the purpose of routine property/landscape maintenance activities performed by hotel/landscape maintenance personnel.

II. *The Applicant seeks revision of the Conditions for Effectuating (T) Classification Removal as follows:*

Page T-1 - "Conditions For Effectuating (T) Tentative Classification Removal"

- 2.a. Sepulveda Boulevard (Major Highway Class II) - That a 2-foot 6-foot wide strip of land along the property frontage be dedicated to allow for the construction of a 7.5-foot 12-foot wide sidewalk.
- 2.b. Sepulveda Boulevard - Construct an additional 2-foot 6.5-foot concrete sidewalk along the property frontage to complete a 7.5-foot 12-foot wide sidewalk. Close any unused driveways with standard curb height, gutter and sidewalk and upgrade all driveways to comply with ADA requirements.

III. *The Applicant seeks revision of the Conditions of Approval (for Conditional Use) as follows:*

Page C-1 - "Conditions of Approval"

Pursuant to Section ~~12.24.W.24.C 12.32-G~~ of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property; subject to the "Q" Qualified classification.

~~A.2.b) There shall be no hourly rates for room rentals, and customers will be billed at the market rate, a pre-negotiated rate, or a contractually established rate. The hotel is prohibited from renting any guest room by the hour or for any period of fewer than twelve consecutive hours.~~

~~A.2.c) The hotel is prohibited from renting any guest room more than once within any consecutive twelve-hour period measured from the start of one rental to the start of the next.~~

~~A.2.d) The hotel is prohibited from advertising an hourly rate or any other rate for a guest room based on a rental period of fewer than twelve consecutive hours.~~

A.2.c. The hotel owner and/or manager shall comply with all applicable laws and conditions and the hotel manager shall be made completely familiar with these conditions and shall implement them as required.

A.2.d. The hotel manager shall make duplicate electronic room keys available if needed by emergency services personnel to gain entry.

A.2.e. Lighting within the parking lot and along pedestrian pathways shall be provided for the purposes of providing for the security and safety of hotel patrons, and shall be directed on-site to avoid spill-over onto adjacent properties, as appropriate.

A.2.f. Property upkeep and maintenance shall be provided on a regular and routine basis, including graffiti removal in a color that matches the surface to which it was applied, and trash, debris and weed removal; landscaping shall be established in substantial conformance with the Preliminary Landscape Plan, and maintained on a regular and ongoing basis. The Council Office will be provided a copy of the Preliminary Landscape Plan for review/comment.

A.2.g. The hotel operator/property owner shall establish and maintain an ongoing proactive relationship with the LAPD Senior Lead Officer for Van Nuys to facilitate continued dialog relevant to hotel operators, and to receive appropriate training and notifications. The LAPD shall provide 10-day advance notice to the hotel operator/property owner of the date, time, and location of meetings, in writing by means of either email or U.S. Postal Service.

A.2.h. On-Site Security: Closed Circuit Cameras will be provided within the parking lot and all common areas of the hotel property, and will have a storage capacity consistent with industry standard. Entrances to the hotel building, other than the main entry to the building on Sepulveda Blvd. and the entrance to the building adjacent to the parking lot, will have controlled (electronic key) access at all times. Similar controlled (electronic key) access will be provided after hours at the main entry to the building and at the entrance to the building adjacent to the parking lot. Locked access gates along the side yard areas adjacent to N. Sepulveda Boulevard and N. Halbrent Avenue will be maintained. A state-licensed security patrol with on-demand response capability will be provided as needed.

A.2.i. Maximum prices for accommodations will be posted as required by state/City Codes.

A.2.j. The only telephones provided on the hotel property will be located within the hotel office areas and guest rooms. No pay phones are permitted, in keeping with La Quinta Inns & Suites operational standards and requirements.

A.2.k. The property owner will post at least one sign in view of prospective guests entering the hotel property stating "No Trespassing".

A.2.l. Four locked access gates to the sideyard areas along the north and south sides of the subject property (i.e., two access gates proximate to the Sepulveda Blvd. frontage and two access gates proximate to the Halbrent Ave. frontage) shall be provided as depicted on the site plan (Exhibit B-3), and shall remain locked at all times, except for the purposes of routine property/landscape maintenance activities performed by hotel/landscape maintenance personnel.

A.2.m. No employee parking shall be permitted on Halbrent Avenue.

A.2.n. Condition Compliance. In order to provide for reexamination of the matter 6 months after the operation (issuance of the Certificate of Occupancy) and if the applicant/operator or owner of the land wishes to continue operation as herein authorized, an "Approval of Plans" shall be filed. Said application must be filed no later than three months prior to the initial 6 month period and said application must be made on the appropriate forms and fees paid. The application shall be accompanied by the payment of appropriate fees, as governed by Section 19.01-1 of the LAMC, and must be accepted as complete by the Planning Department public counter. The completed application shall be accompanied by owner notice labels for abutting properties include the Council District, and individuals on the interested parties list related to the subject authorization. The

applicant/owner shall provide appropriate documentation to substantiate ongoing compliance with each of the conditions contained herein at the time of filing the Approval of Plans review application. An application without such documentation shall be accompanied by a fee payment governed by Section 19.01-C of the LAMC. Further, any requested modification to the discretionary action shall also result in the increased fee. The applicant shall submit proof that at least a summary of the compliance documentation was mailed to address labels noted above which included a statement that:

"In compliance with the conditions of approval, the attached documentation is mailed to interested parties. To assist the Planning Department in determining if a public hearing shall be held, interested parties should contact the Planning Department."

The Director of Planning (or designee) may elect to waive the public hearing if the applicant has fully complied with the conditions of approval, continued operation of the facility would not adversely impact the surrounding community, and the matter is not likely to evoke public controversy. If a public hearing is required, the Director reserves the right to either modify the conditions of approval of the Conditional Use Permit by imposing new and/or different substitute conditions or revoke the Permit if, in the Director's opinion, its revocation is necessary for the protection of persons in the surrounding neighborhoods or occupants of adjacent properties.

A.5.a. a minimum of 5 short term bicycle parking spaces shall be provided within the front yard as shown on the site plan (Exhibit B-3) 12-foot-wide sidewalk.