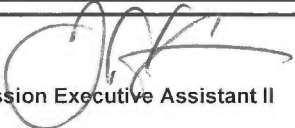


TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.
CPC-2013-3554-ZC-HD-ZV-CU-ZAA	THEODORE IRVING 213-978-1366	4
Items Appealable to Council:	Last Day to Appeal:	Appealed:
ZC-ZV-CU-ZAA	SEPT. 8, 2014	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Location of Project (Include project titles, if any.)		
5746 - 5750 SEPULVEDA BOULEVARD 5747 - 5751 HALBRENT AVENUE		
Name(s), Applicant / Representative, Address, and Phone Number.		
EL CORTEZ MOTEL INC. RAJU PATEL 5292 DUKE DRIVE LA PALMA, CA 90623 714-523-0400	ROSENHEIM & ASSOCIATES PEG MALONE-BROWN 21600 OXNARD STREET #630 WOODLAND HILLS, CA 91367 818-716-2659	
Name(s), Appellant / Representative, Address, and Phone Number.		
SAME		
Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)		
<p>The proposed project is the redevelopment of an existing 28,519.6 square-foot site in a proposed RAS4-1VL Zone and an existing R3-1 Zone that now includes an existing 1-2 story, 32-guest room motel comprised of 8,396 square feet of building area, with associated parking that will be demolished in order to construct a new 4-story, 33,811 square-foot hotel providing 73 guest rooms and one manager's unit. The proposed zone change applies only to the westerly portion of the project site. The new hotel will have a maximum height of 56 feet, including architectural features, provide 60 vehicular parking spaces in a two-level garage structure, and 5 short term and 5 long term bicycle parking spaces. The proposed hotel redevelopment project involves several entitlement requests including a zone and height district change, a conditional use, zone variances and several zoning adjustments.</p>		
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Environmental No. ENV-2013-3555-MND
		Commission Vote: 7 - 0
 JAMES WILLIAMS, Commission Executive Assistant II		Date: SEP 09 2014 6:22 