



**MICHAEL N. FEUER**  
CITY ATTORNEY

REPORT NO. R17-0103  
APR 06 2017

**REPORT RE:**

**DRAFT ORDINANCE AMENDING THE CENTRAL CITY WEST  
SPECIFIC PLAN**

The Honorable City Council  
of the City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

Council File No. 16-1446  
CPC-2015-851-SP-SPE-ZAA-SPP

**Honorable Members:**

This Office has prepared and now transmits for your consideration, approved as to form and legality, the enclosed draft ordinance. The purpose of the draft ordinance is to amend the Central City West Specific Plan (Specific Plan) to establish parking requirements for hotel uses within the Specific Plan area and to change the Specific Plan category of 285 Lucas Avenue (Property) from RC4(CW) to RC5(CW). The change in Specific Plan category will allow a 28 room boutique hotel to replace the existing ten room motel at the subject property.

**Background and Summary of Ordinance Provisions**

On November 9, 2016, the City Planning Commission (CPC) approved and recommended the City Council amend the Specific Plan (Planning Case No. CPC-2015-851-SP-SPE-ZAA-SPP), in two respects. First, CPC recommended establishing parking requirements for all hotel uses in the Specific Plan area. Currently, all parking for hotel uses must comply with Los Angeles Municipal Code Section 12.21.A.4(b),

which requires one parking space per guest room for the first 30 guest rooms; one additional parking space for each two guest rooms or suites of rooms in excess of 30 but not exceeding 60; and one additional parking space for each three guest rooms or suites of rooms in excess of 60. This amendment codifies the following hotel parking requirement in the Specific Plan: one space per two guest rooms for the first 20 guest rooms; one space per every four guest rooms for the second 20 guest rooms; and one space per every eight guest rooms for any guest rooms in excess of 40 guest rooms.

Second, the CPC recommended changing the Specific Plan category for the subject property from RC4(CW) to RC5(CW), so that the boutique hotel could be constructed and operated on site. The ten room motel currently on site is a nonconforming use under the existing Specific Plan category RC4(CW). The RC5(CW) category will expand the existing motel use and provide essential services to the community, while remaining consistent with surrounding uses, including the RC5(CW) uses across the street.

On February 21, 2017, the Planning and Land Use Management Committee (PLUM) requested that the City Attorney draft an ordinance implementing the CPC recommended amendments. On March 7, 2017, City Council adopted PLUM's recommendation and report.

#### California Environmental Quality Act Determination

For this project, the CPC recommends that the City Council adopt Mitigated Negative Declaration No. ENV-2014-4888-MND (MND) and the Mitigation Monitoring Program (MMP) as adequate environmental clearance. If Council, as lead agency, on the basis of the whole of the record, including any comments received, finds in its independent judgment that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the Proposed Project will have a significant effect on the environment, Council may adopt ENV-2014-4888-MND and the Mitigation Monitoring Program for ENV-2014-4888-MND.

#### Charter Findings

Pursuant to Charter Section 559, the Director of Planning has approved the draft ordinance on behalf of the CPC. Should the City Council adopt this ordinance, it may comply with the provisions of Charter Section 558 by either adopting the findings of the Director of Planning as set forth in his transmittal to the City Council or by making its own findings.

Council Rule 38 Referral

The draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety with a request that all comments, if any, be transmitted directly to City Council when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Amy Brothers at (213) 978-8069. She or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By   
DAVID MICHAELSON  
Chief Assistant City Attorney

DM:AB:gl  
Transmittal