

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 Halbreth 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 Halbreth 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 Halbreth 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 Halbreth 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 Halbreth 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
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-NOT OFFICIAL UNTIL COUNCIL ACTS-