

LINN K. WYATT
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April 9, 2014

Honorable City Council
City of Los Angeles
Room 395, City Hall
Los Angeles, CA 90012


Case No. DIR 93-0861(RV)(PA1)
Appellant: Raju Patel, El Cortez Motel, Inc.
Address: 5746 North Sepulveda Boulevard/
5747 North Halbreth Avenue
Council District: 4
Plan: Van Nuys-North Sherman Oaks
Environmental: ENV 2013-3112-CE

Honorable Members:

In accordance with Municipal Code Section 12.27.1, the above-captioned files, which are the subject of the attached appeal, are transmitted for your consideration.

Appeal Request: The appellant, Raju Patel, El Cortez Motel, Inc., is appealing the entire determination of the Zoning Administrator.

Background: On March 20, 2014, Zoning Administrator Sue Chang, acting for the Director of Planning, pursuant to the provisions of Section 12.27.1 found that the operation of the El Cortez Motel at 5746 North Sepulveda Boulevard/5747 North Halbreth Avenue, has operated in partial compliance with the previously issued terms and conditions imposed by the City Council, and pursuant to Section 12.27.1-E, denied a request to eliminate conditions and close existing revocation case.



LINN K. WYATT
Chief Zoning Administrator

LKW:lmc

TRANSMITTAL TO COUNCIL

Case No. DIR 93-0861(RV)(PA1)	Planning Staff Name(s) and Contact No. Sue Chang – 213-978-3304	C.D. No. 4
Related Case No(s).	Last Day to Appeal April 4, 2014	

Location of Project (Include project titles, if any.) 5746 North Sepulveda Boulevard/5747 North Halbreth Avenue

Applicant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.	
Raju Patel El Cortez Motel, Inc. 5292 Duke Drive La Palma, CA 90623 714-523-0400	Peg Malone-Brown/Brad Rosenheim Brad Rosenheim & Associates, Inc. 21550 Oxnard Street, Suite 780 Woodland Hills, CA 91367 818-716-2659

Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.
Same as above

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, please 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 only those items which are appealable to Council.)

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Items Appealable to Council
DIR 93-0861(RV)(PA1)

Fiscal Impact Statement	ENV. No., if applicable	Commission Vote:
Yes No <input checked="" type="checkbox"/>	ENV 2013-3112-CE	

- Please note: In addition to this transmittal sheet, Council needs:
- (1) One original and two copies of the Commission, Zoning Administrator or Director of Planning report
 - (2) Staff recommendation report
 - (3) Appeal, if applicable;
 - (4) environmental document used to approve the project, if applicable;
 - (5) public hearing notice; and (6) mailing labels
 - (7) Condo projects only: 2 copies of Determination labels (including tenants and 500 ft. radius).

Prepared by	Date	Contact Number
Linn K. Wyatt	April 9, 2014	213-978-1318