

Title: 9800 S Sepulveda / ENV-2018-5038-EAF
Item No. 6
Meeting date: 29 Nov 2018
Agendized by: Patricia Lyon, PLUC Chair
Contact person: Patricia Lyon, PLUC Chair Phone number:
Committee Vote (if appropriate): Passed unanimously.
Does this item have a fiscal impact on the Neighborhood Council? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Additional documents attached? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RECOMMENDATION: Deny support for the project based on property owner’s failure to act on PLUC conditions outlined in response to previously presentation to the committee.

BACKGROUND: Second discussion by PLUC. Originally presented to PLUC at 2018 October 16 meeting. Applicant is requesting adaptive reuse of existing 8-story commercial office building for the conversion, use and maintenance of a 178-room hotel, located in the C2-2-CPIO zone. Also requesting an entitlement: master conditional use permit for the on-site sale of a full line of alcohol in conjunction with a hotel lobby, restaurant, basement bar and to permit live entertainment in hotel; site plan review for change of use which results in over 1,000 net increase in daily vehicle trips.

DISCUSSION: Given presentation to PLUC on 16 October 2018 by applicant’s representative, it was clear the property owner did not disclose to new land use consultant representation PLUC’s previous conditions, laid out regarding an earlier proposal presentation to PLUC for re-development of 9800 S. Sepulveda.

Per previous presentation discussion, PLUC’s position was clear on three points:

1. The project as proposed was dramatically short on parking spaces (17 for 178 offices). Therefore, approval for the project could only be given when the property owner produced legal documentation that the adjacent parking garage had agreed to provide additional parking. No documentation was offered with 16 October 2018 presentation.
2. The building requires asbestos abatement. To address this issue, the property owner needed to confirm the abatement plan. No documentation was offered with 16 October 2018 presentation.
3. Property owner was instructed to remove roof-top structure. It appeared unchanged in the renderings shared on 16 October 2018.

FISCAL ANALYSIS: N/A.

ATTACHMENTS: None.

MOTION: Deny support.