

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Revocation appeal filed for the discontinuance of the motel use, known as the Boulevard Motel, located at 6919 and 6923 South Figueroa Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15321, Class 21 (Enforcement Actions by Regulatory Agencies), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.
2. ADOPT the FINDINGS of the Department of City Planning (DCP), Zoning Administrator, as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Yashvi Hospitality LLC, Jay A. Desai and Hiren Patel (Representative: Frank A. Weiser), and THEREBY SUSTAIN the determination of the Zoning Administrator in requiring the discontinuance of the motel use, known as the Boulevard Motel (subject property), and any similar land uses at the subject property, pursuant to Section 12.27.1 of the Los Angeles Municipal Code, with the imposition of Condition Nos. 1 (Revocation Fee), 2 (Covenant Recording), 3 (Change in Ownership), 4 (Application Filing), and 5 (Outstanding Fees) that shall become effective for the subject property located at 6919 and 6923 South Figueroa Street.

Applicant: Yashvi Hospitality LLC

Case No. DIR-2023-6168-RV

Environmental No. ENV-2023-6169-CE

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on February 20, 2024, the PLUM Committee considered a Revocation appeal filed for the discontinuance of the motel use, known as the Boulevard Motel, located at 6919 and 6923 South Figueroa Street. DCP staff provided an overview of the matter. The Los Angeles Police Department provided comments on the matter. Councilmember Harris-Dawson provided comments in support of denying the appeal. After providing an opportunity for public comment, and presentation by the Appellant's Representative, the Committee recommended to deny the appeal and thereby sustain the Zoning Administrator's determination to require the discontinuance of the motel use, known as the Boulevard Motel, and any similar land uses at the subject property, located at 6919 and 6923 South Figueroa Street, Condition Nos. 1 (Revocation Fee), 2 (Covenant Recording), 3 (Change in Ownership), 4 (Application Filing), and 5 (Outstanding Fees) shall become effective for the subject property contained in the Letter of Determination dated December 27, 2023. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-