

MOTION

At the onset of the environmental review process, the City prepared an Initial Study to determine if *The Retreat at Benedict Canyon Project* (Case Nos. CPC-2018-1506-GPA-VZC-SP-SPP-SPR and VTT-74908) may have a significant effect on the environment. This Initial Study determined that the proposed *Benedict Canyon Project* may have a significant effect on the environment and that an Environment EIR (Case No. ENV-2018-1509-EIR) is required.

The discretionary entitlements, reviews, permits, and approvals required to implement the Project include the following: General Plan Amendment to change the land use designation to High-Medium Residential; Vesting Zone Change (VZC) to change the site zoning to the Benedict Canyon Specific Plan zone; Specific Plan to establish allowable uses, development standards, and design guidelines for the development of the hotel and residential uses on-site; Vesting Tentative Tract Map for the merger and of the site into nine lots; and, other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, haul route, grading permits, excavation permits, foundation permits, building permits, and sign permits.

Development of the overall site would also include the removal of existing trees (including protected trees) and vegetation and the installation of new landscaping, pathways, exterior decks, and other outdoor amenities. Preliminary site grading would require approximately 117,230 cubic yards of total grading and result in the off-site export of approximately 950 cubic yards of soil, while the remaining 116,280 cubic yards of cut would be balanced on-site. Maximum excavation depths would be approximately 62 feet below the existing grade. In addition to protected trees, the subject geography is also habitat for threatened species as identified by the California Department of Fish and Wildlife.

The proposed six-star hotel will strain infrastructure in a community otherwise planned, and developed for low-density, single-family development. The City has sufficient lands zoned for hotels with commensurate infrastructure within fully urbanized areas. The secluded hillside location is isolated from other business, public transportation, public services and other cultural amenities which underscores the unessential nature of the project as it relates to the community, city, and region. Due to the remote hillside location and above mentioned, the project will not enhance the built environment in the surrounding neighborhood or perform a function or provide a service that is essential or beneficial to the community, city, or region.

The hotel component would be developed on Lot 9, a 16.13-acre lot on the northern portion of the Project Site. The hotel would consist of a 59-guest room hotel housed within a total of 19 buildings. The main hotel building, located in the northeastern portion of the Project Site, includes five floors of hotel uses, two floors of subterranean parking, and a total of 146,610 square feet of floor area, which would include 18 hotel guest rooms, a 2,000-square-foot lobby/reception area, 7,960 square feet of restaurant and bar floor area (including indoor and outdoor seating, bar, and kitchen areas), 10,900 square feet of spa/fitness facility floor area, as well 11,760 square feet of pool and pool deck area (including main pool and spa pool areas), 260 parking spaces, and other ancillary guest services. In addition, while the hotel facilities would not include any dedicated ballroom event space, the request does include special events associated with gatherings. Such events such as weddings, corporate events, dinners, film

JUL 01 2021

screenings are proposed as part of regular hotel operations. The scale of such events would be inconsistent with the typical overall intensity of activity in the surrounding community, degrading the community with additional noise from patrons and amplified music, automobile trips, and impacts commensurate with the service of alcoholic beverages and live entertainment. The unique geography and topography of the location will further challenge the operator to maintain compliance with the Los Angeles Municipal Code Citywide Noise Ordinance and typical noise control measures within the property such as noise barriers, sound absorbers, and buffer zones will be less effective. As such, the project's hillside location, size, height, operations, and other significant features will not be compatible with and will adversely affect or further degrade adjacent properties, the surrounding neighborhood, and public health, welfare, and safety.

I THEREFORE MOVE that the Council instruct the Direct of Planning to rescind the initiation of a General Plan Amendment for the *The Retreat at Benedict Canyon Project*, Case No. CPC-2018-1506-GPA-VZC-SP-SPP-SPR, located at 9704-9712 W. Oak Pass Road, 9800, 9801-9815 W. Wanda Park Drive 2534 N. Hutton Drive, in the Bel Air-Beverly Crest Community Plan Area, inasmuch as the proposed amendment does not reflect the land use patterns, trends, and uses in the immediate area and does not further the intent, purposes, and objectives of the Community Plan.

I FURTHER MOVE that the Planning Department continue to process the environmental document, ENV-2018-1509-EIR, to study project alternatives that conform to the adopted General Plan and Zoning.


PRESENTED BY:



PAUL KORETZ

Councilmember, 5th District

SECONDED BY:



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