

**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE  
SUPPLEMENTAL  
CF 20-0539**

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL CASE:</b>	<b>COUNCIL DISTRICT:</b>	
DIR-2002-3323-RV-PA2	ENV-2018-5644-CE	1 - Cedillo	
<b>PROJECT ADDRESS / LOCATION:</b>			
718 South Union Avenue			
<b>PLANNER CONTACT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>	
Matthew Lum	(213) 978-1912	Matthew.Lum@lacity.org	
<b>NOTES / INSTRUCTION(S):</b>			
<p>The applicant, operator, and property owner are appealing the following: Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15321 and related CEQA findings with no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, report from the Department of City Planning, Office of Zoning Administration; and an Appeal filed by Balubhai G. Patel, Individually and as Trustee to the Balubhai Patel Trust, (Representative: Frank A. Weiser, Law Offices of Frank A. Weiser) for the operation of the hotel, known as the Stuart Hotel, appealing the entire determination of the Zoning Administrator: 1) that there is not substantial or sufficient evidence to support any of the findings that the subject hotel constitutes a public nuisance or that any such nuisance activity exist at the property; 2) the subject property is not a residential hotel and the requirement to operate as such violates state law, zoning ordinances, Fifth Amendment (Takings Clause), Fourteenth Amendment (Due Process Clause and Equal Protection Clause); 3) Modified Conditions of Approval are unconstitutional under the First Amendment (Petition Clause), Fourth Amendment (Search and Seizure Clause), Fifth Amendment (Takings Clause), Fourteenth Amendment (Due Process Clause and Equal Protection Clause), 42 U.S.C. Section 1983; 4) violation of fair housing rights under 42 U.S.C. Section 3604(b), et seq.; and 5) determination that the operation of Stuart Hotel has substantially complied with corrective conditions set forth in the subject case, and the continued imposition of conditions is necessary in order to mitigate land use impacts caused by the hotel.</p> <p>The revised mailing list is provided.</p>			
<b>ATTACHMENTS:</b>	<b>REVISED:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>REVISED:</b>
<input type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance <input type="checkbox"/> Preparation of a draft ordinance by the City Attorney is required.	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input checked="" type="checkbox"/>		

<input type="checkbox"/> Interested Parties List <input type="checkbox"/> Appeal <input type="checkbox"/> Development Agreement <input type="checkbox"/> Site Photographs <input type="checkbox"/> Other:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Appendices <input type="checkbox"/> Other:	<input type="checkbox"/> <input type="checkbox"/>
<b>TRANSMITTED BY:</b>		<b>TRANSMITTAL DATE:</b>	
Linda Lou		October 31, 2022	