

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal filed for the modification of the operation of an existing motel, currently known as Magic Carpet Motor Inn, located at 400 – 414 ¼ West Century Boulevard.

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

1. DETERMINE, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15321, of the State's CEQA Guidelines for 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 Planning (DCP), Office of the Zoning Administration, as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Charles E. Williams, A&W Development Co., Inc. (Representative: Frank A. Weiser, Attorney at Law), and THEREBY SUSTAIN the determination of the Zoning Administrator on Case No. DIR-2022-2202-RV, pursuant to Los Angeles Municipal Code (LAMC) Section 12.27.1 to require the modification of the operation of an existing motel, currently known as Magic Carpet Motor Inn, located at 400 – 414 ¼ West Century Boulevard by imposing corrective conditions, listed in the Letter of Determination dated February 6, 2023, in order to mitigate adverse public nuisance impacts caused by said use, subject to Modified Conditions of Approval as approved by the PLUM Committee on May 16, 2023, and attached to the Council file.

Applicant: City of Los Angeles, Office of Zoning Administration

Case No. DIR-2022-2202-RV

Environmental No. ENV-2022-2203-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 May 16, 2023, the PLUM Committee considered a report from the DCP and an appeal relative to the modification of the operation of an existing motel, currently known as Magic Carpet Motor Inn, located at 400 – 414 ¼ West Century Boulevard with additional terms and conditions, in order to mitigate adverse public nuisance impacts caused by said use. DCP staff provided an overview of the matter. A member of the Los Angeles Police Department (LAPD) presented crime statistics regarding the subject property and requested to modify Condition No. 24 for police accessibility. Councilmember Harris-Dawson provided comments in support of denying the appeal. After an opportunity for public comment, and presentation by the Appellant's Representative, the Committee recommended to deny the appeal, approve the modification to Condition No. 24 as recommended by the LAPD and supported by DCP, to

add a wrought iron vehicular entrance gate, and a pedestrian gate for LAPD access at all times, shall be installed located along Century Boulevard, the vehicular gate shall be closed from 8:00 p.m. to 7:00 a.m. to discourage illegal and criminal activity on the subject premises in an effort to ensure that no activities associated with problems such as prostitution, loitering, theft, illegal parking, and vandalism, after the installation, the operator shall submit photographic evidence of the entrance gate, and thereby sustain the Zoning Administrator’s determination to require the modification of the operation of an existing motel, currently known as Magic Carpet Motor Inn, with additional terms and conditions, in order to mitigate adverse public nuisance impacts caused by said use. 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
RODRIGUEZ:	YES
YAROSLAVSKY:	YES
LEE:	ABSENT
HUTT:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-