



NEW HOTEL AND OFFICE/RETAIL BUILDINGS 600 S. SEPULVEDA BOULEVARD MASTER USE PERMIT

PLANNING COMMISSION NOVEMBER 18, 2020



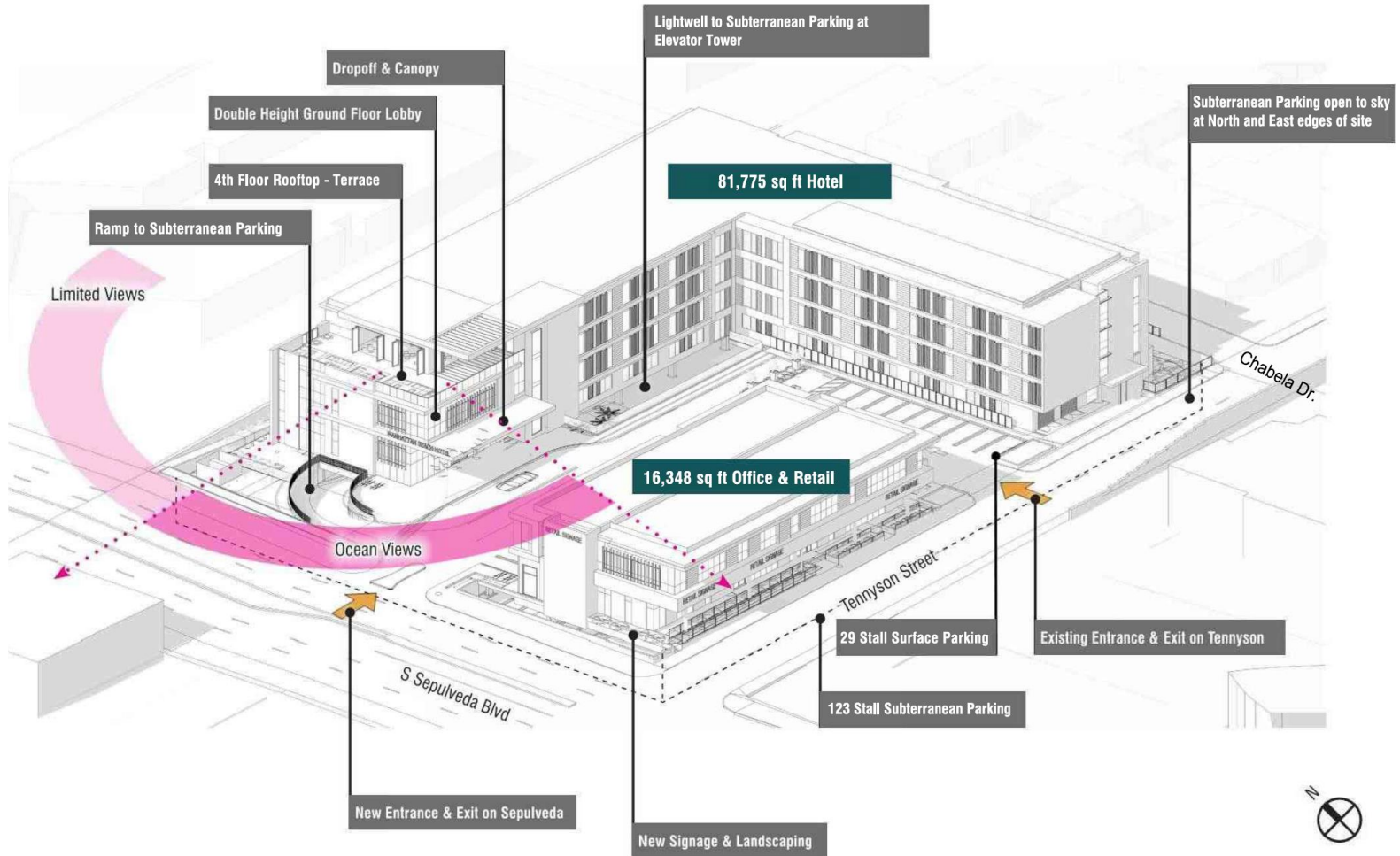
RECAP- 10/14 PLANNING COMMISSION

- Planning Commission hearing- October 14, 2020
 - Master Use Permit request
 - 162 Room 4-story hotel, 81,775 square feet
 - Full alcohol service for patrons only- 7a.m. – 1a.m.
 - Retail/office 2-story building: 16,348 square feet
 - Reduced parking request
 - Planning Commission requested modifications
 - Compact parking
 - Ramp/visibility
 - Architectural screening- line-of-sight illustration
 - Planning Commission requested additional information
 - Shade study
 - Northern perimeter landscaping



RECAP- 10/14 PLANNING COMMISSION

- Continued hearing to 11/18/20 Planning Commission meeting



COMPACT PARKING

	Compact	Standard	Total
Surface			
Original	5	23	28
Revised	4	25	29
Net Gain/Loss	-1	+2	+1
Subterranean			
Original	38	92	130
Revised	11	112	123
Net Gain/Loss	-27	+20	-7

	Parking Totals
Original	158
Revised	152
Net Gain/Loss	-6



PARKING

	Required Parking
M.B.M.C. 10.64.030	243
K-H Projected Peak Parking Demand	108 - 117

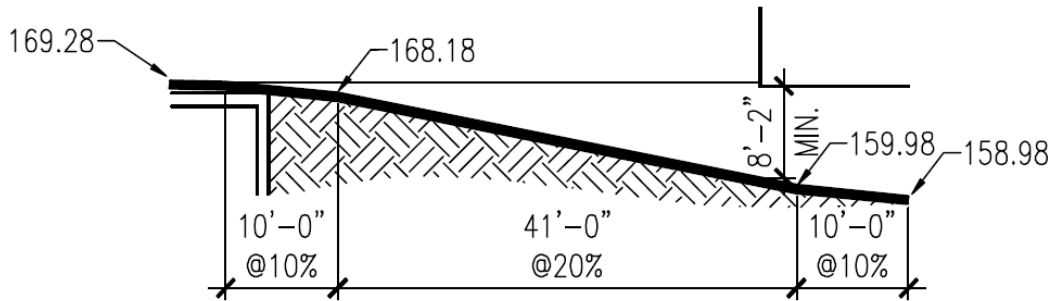
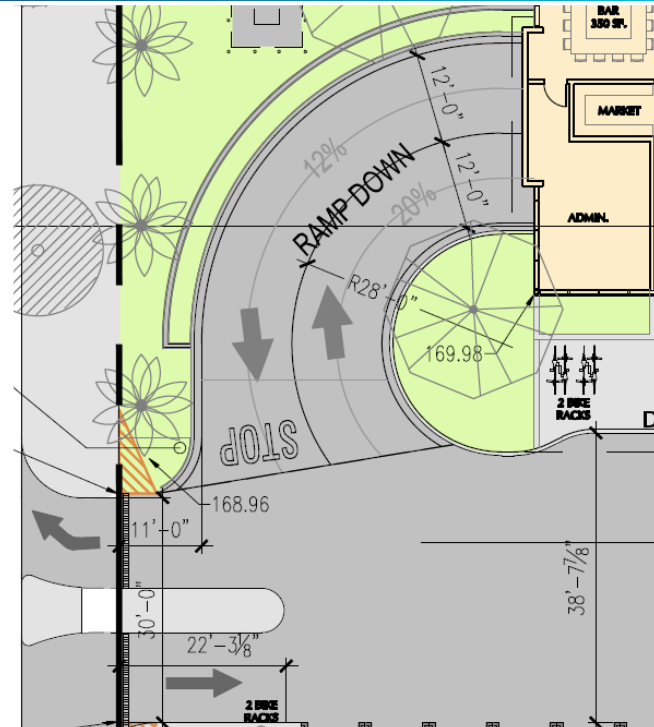
	Spaces
Revised Proposed Parking	152
K-H Projected Peak Parking Demand	108 - 117
Surplus Parking	35 - 44
Parking Reduction Request	91

- Kimley-Horn Parking Evaluation
 - Original: 41-49 over project's forecasted parking demand
 - Revised: 35-44 over project's forecasted parking demand
- M.B.M.C. 10.64.050 allows for reduced parking with a use permit and certain findings



RAMP AND VISIBILITY

- Wider ramp
 - 24 feet with one-foot curb per side
- Top of Ramp
 - Flatter
 - Stop Sign
- Ramp farther from Sepulveda Blvd



RAMP SECTION

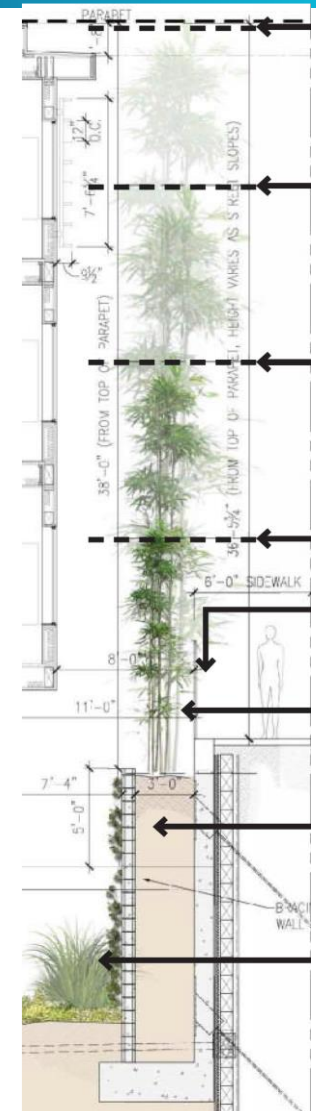
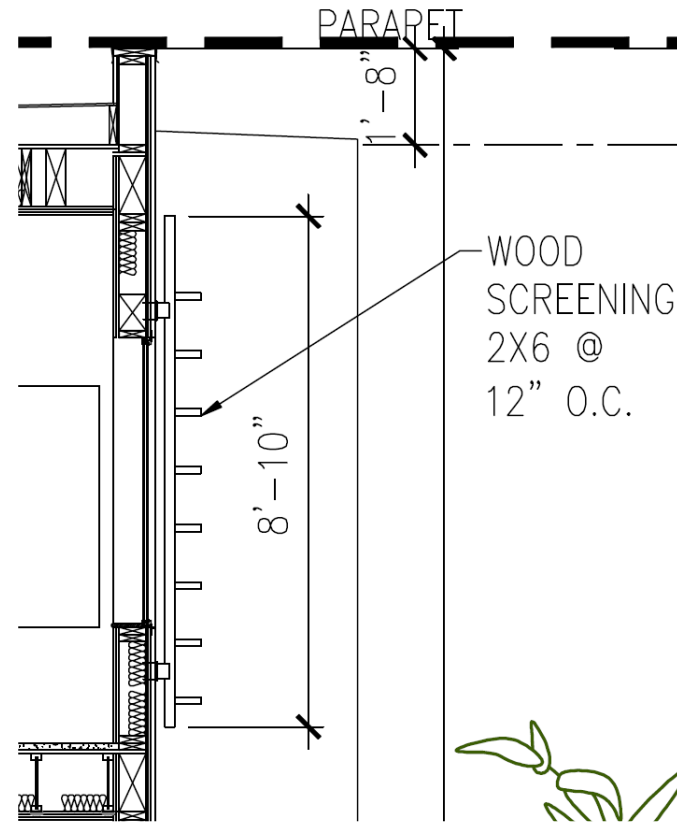


ARCHITECTURAL SCREENING

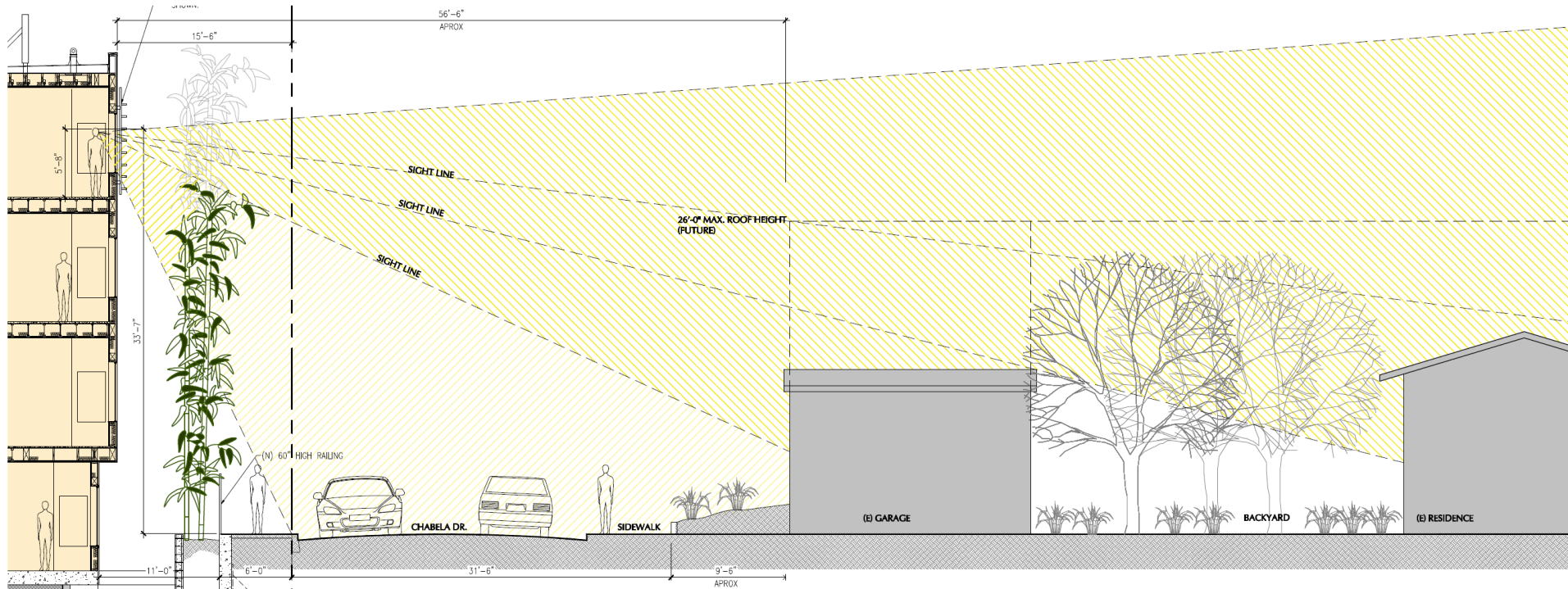


ARCHITECTURAL SCREENING

- Raised planter closer to sidewalk grade
- Timber bamboo
 - 12ft tall @ installation
 - 21ft tall @ year 3
 - 30ft tall @ year 6
 - 39ft tall @ year 9
- Wood screening on building's 4th floor eastern facade



LINE-OF-SIGHT/NEIGHBOR PRIVACY



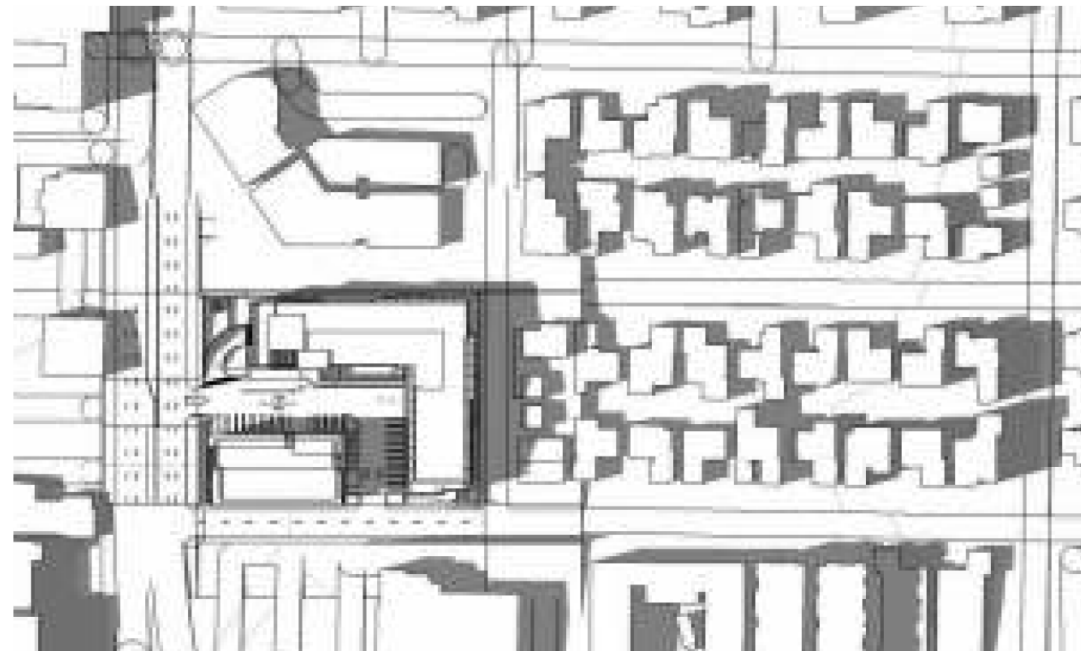
- Line-of-Sight Diagram: views into neighbors' back yards
 - Existing one-story homes along Chabela Drive
- Doesn't take into account effects of screens and bamboo
- Screens and bamboo provide a visual buffer between uses, although not required by Code



SHADE STUDY

- First day of each season
- Morning (8:00 a.m. or 9:00 a.m.)
- Mid-day (12:00 p.m.)
- Evening (4:00 p.m. or 5:00 p.m.)
- Hotel building's evening shadow onto neighboring properties to the east

9/22 SUNSET: 6:50 P.M.
SEPTEMBER 22ND, 5:00PM



REVISED DRAFT RESOLUTION CONDITIONS

- 152 parking spaces required
- Stop sign at top of ramp's ascending lane
- Architectural screening required on hotel's fourth floor eastern façade
- Hotel sign along southern façade cannot be illuminated



REQUIRED FINDINGS AND CEQA

- Modified project does not change:
 - Project's consistency with the General Plan
 - Project meeting the required findings for use permits and reduced parking requests
 - Class 32 Categorical Exemption from CEQA



NOTICING AND PUBLIC COMMENT

- Second public notice **not** required for continued hearing
- Courtesy notice mailed on November 2, 2020
- Interested parties emailed
 - List- anyone who's emailed a public comment
 - November 6 email: Revised plans posted to City's website
 - November 12 email: Staff report with attachments posted to City's website
- Public comment- support: 10, oppose: 3
 - Applicant: Kimley-Horn memo
- Late public comment- Support: 4, Oppose: 22
 - Comment: parking/traffic
 - Neighbor petition in opposition: 106 signatures



CONCLUSION



- Conduct continued public hearing
- Adopt Environmental Determination
- Adopt resolution approving Master Use Permit with conditions

