



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

CITY COUNCIL MAY 4, 2021



# BACKGROUND

- East side of 600 block of Sepulveda Blvd
  - State highway-Caltrans
- Former El Torito
- Temporarily used by Skechers



# BACKGROUND

- Planning Commission- October 14, 2020
  - Requested modifications and additional information
- Planning Commission- November 18, 2020
  - Approved 2-1 with modifications
- Independent appeals
  - MB Poets
  - UNITE HERE Local 11
- Council call for review- December 1, 2020
- City Council De Novo hearing
  - “Fresh look”



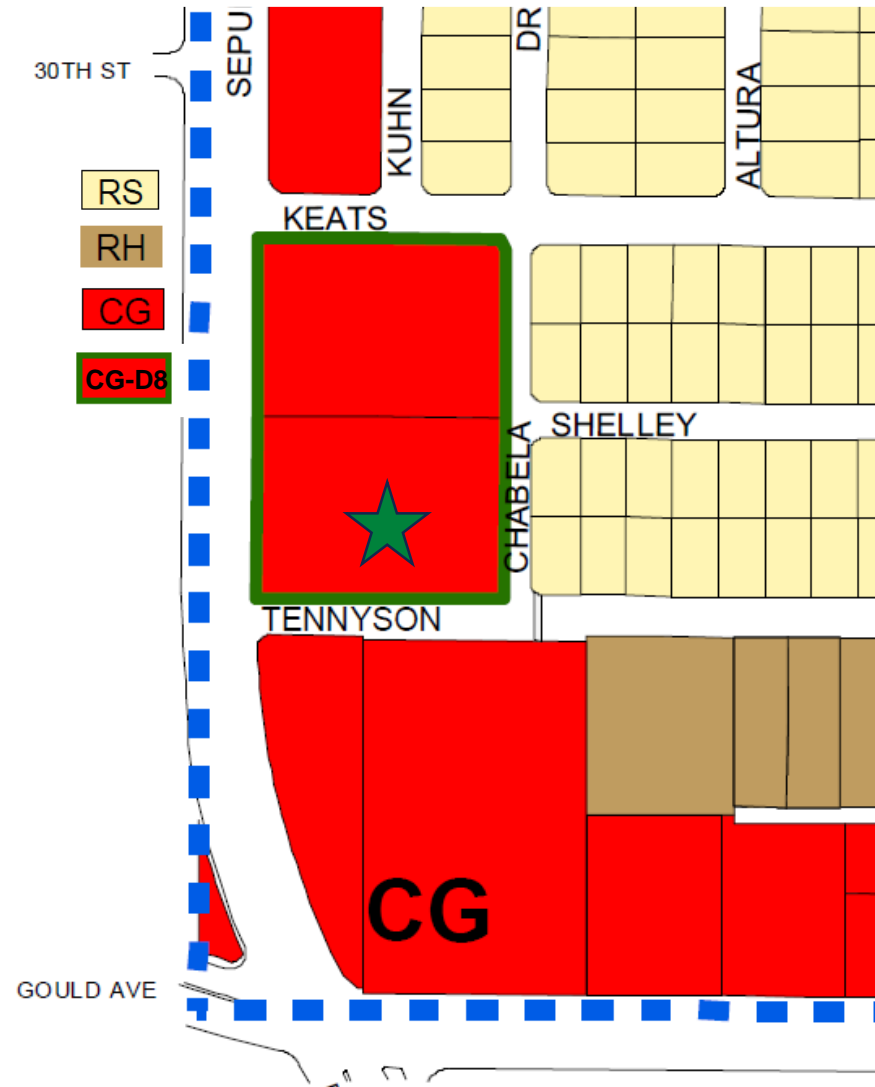
# BACKGROUND (CONT'D)

- City Council- January 19, 2021
  - Continued
- City Council- February 2, 2021
  - Applicant requested continuance
  - Public comment received
  - Continued to April 6, 2021
- City Council- April 6, 2021
  - Continued
- City Council- May 4, 2021



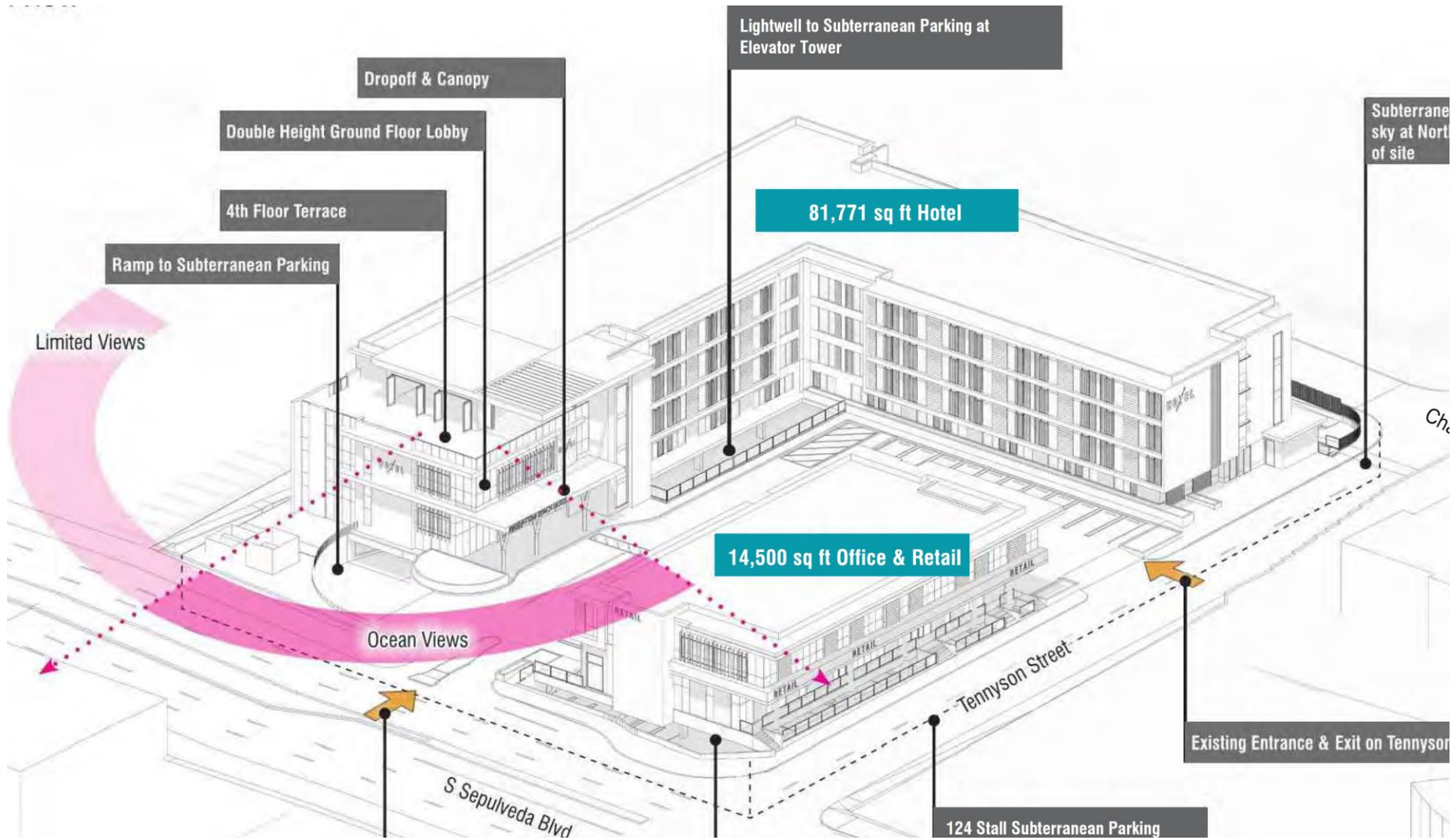
# GENERAL PLAN & ZONING

- General Plan: General Commercial
- Base zoning: General Commercial (CG)
- D8-Sepulveda Boulevard Overlay District
  - Allows for 40-ft height limit for hotels





# SITE OVERVIEW



# REVISED MASTER USE PERMIT REQUEST

- New hotel building
  - Four stories, 40 feet tall
  - 81,771 Square feet, 161 rooms
  - L-Shaped along North and Eastern part of property
  - Fourth floor outdoor terrace facing Sepulveda Blvd
  - Meets height, setback, floor area ratio, and other development standards
- Hotel operations
  - “Select-Service” –small fitness center, business center, meetings rooms
  - Limited dining/full alcohol service for hotel patrons and their guests- 7:00 a.m. – 1:00 a.m.
  - Maximum stay of 30 consecutive days



# REVISED MASTER USE PERMIT REQUEST

- Retail/office building
  - 2 Stories, 30 feet tall
  - Ground floor retail - 6,085 square feet
  - Second floor office - 8,415 square feet
  - Southwestern corner of site
  - No tenants identified
  - Surface parking for office/retail
  - Design aligns with Sepulveda Blvd Design Guidelines





# REDUCED PARKING

- 236 Parking spaces required per M.B.M.C 10.64.030
- 152 Parking spaces proposed
- M.B.M.C 10.64.050 (B) allows reduction in parking with use permit request
- Kimley-Horn Parking Evaluation
  - Minimum 152 parking spaces required
    - Less required parking now likely due to reduced project
  - Conservative
    - Did not factor in impacts of ride share
    - Assumed more retail/office square footage, one more hotel room

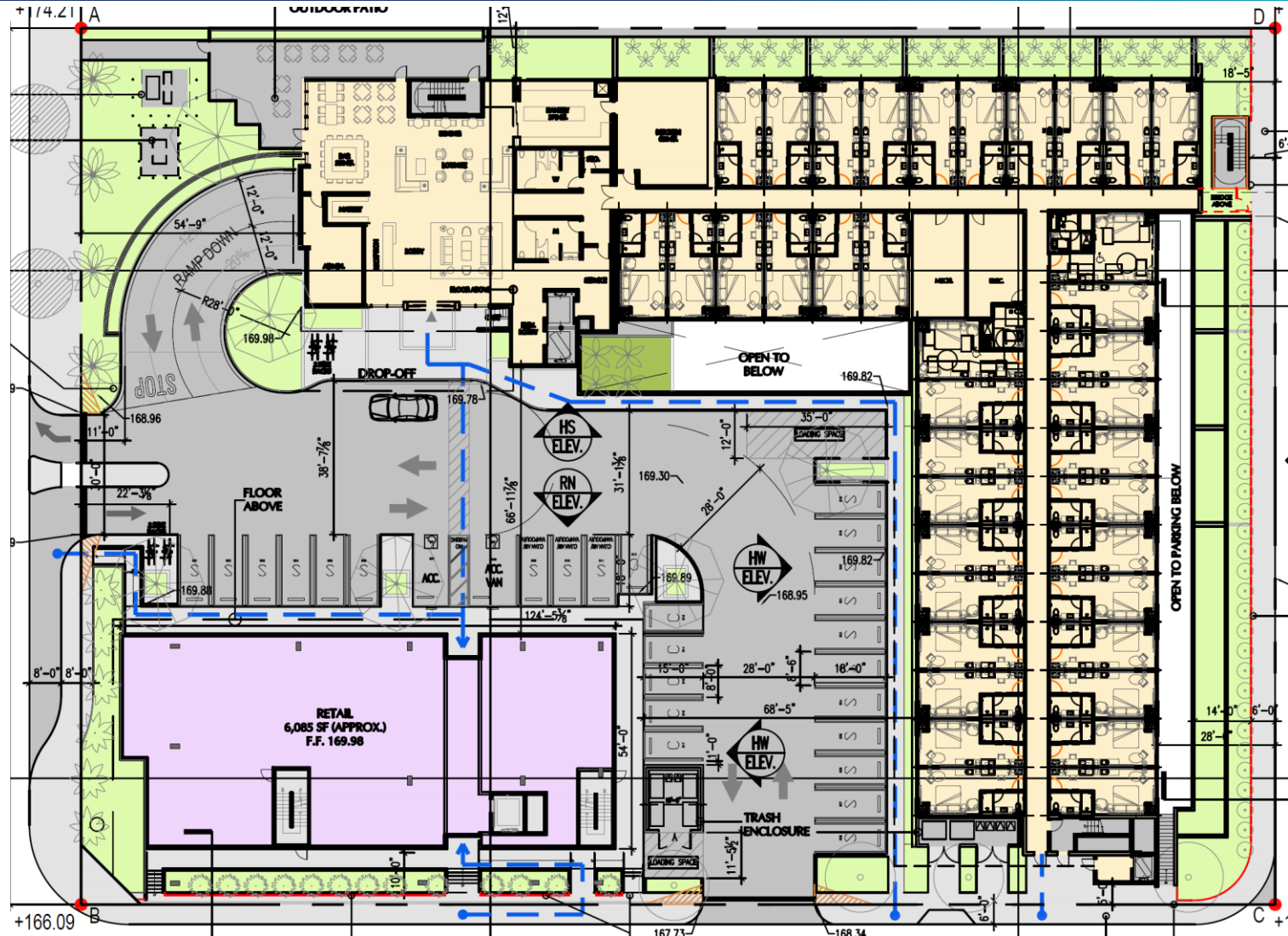


# REVISED MASTER USE PERMIT REQUEST

	02-02-21	05-04-21	Change
Hotel Rooms	162	161	-1
Hotel Square Feet	81,775 sq ft	81,771 sq ft	-4 sq ft
Retail Square Feet	6,893 sq ft	6,085 sq ft	-808 sq ft
Office Square Feet	9,375 sq ft	8,415 sq ft	-960 sq ft
Surface Parking	29	28	-1
Subterranean Parking	123	124	+1
East Setback- Closest Point	14 ft	18 ft, 5 in	+4 ft, 5 in
East Setback- Furthest Point	15 ft, 6 in	28 ft	+12 ft, 6 in
Planter Along Chabela Dr	3 feet	5 feet	+ 2 feet

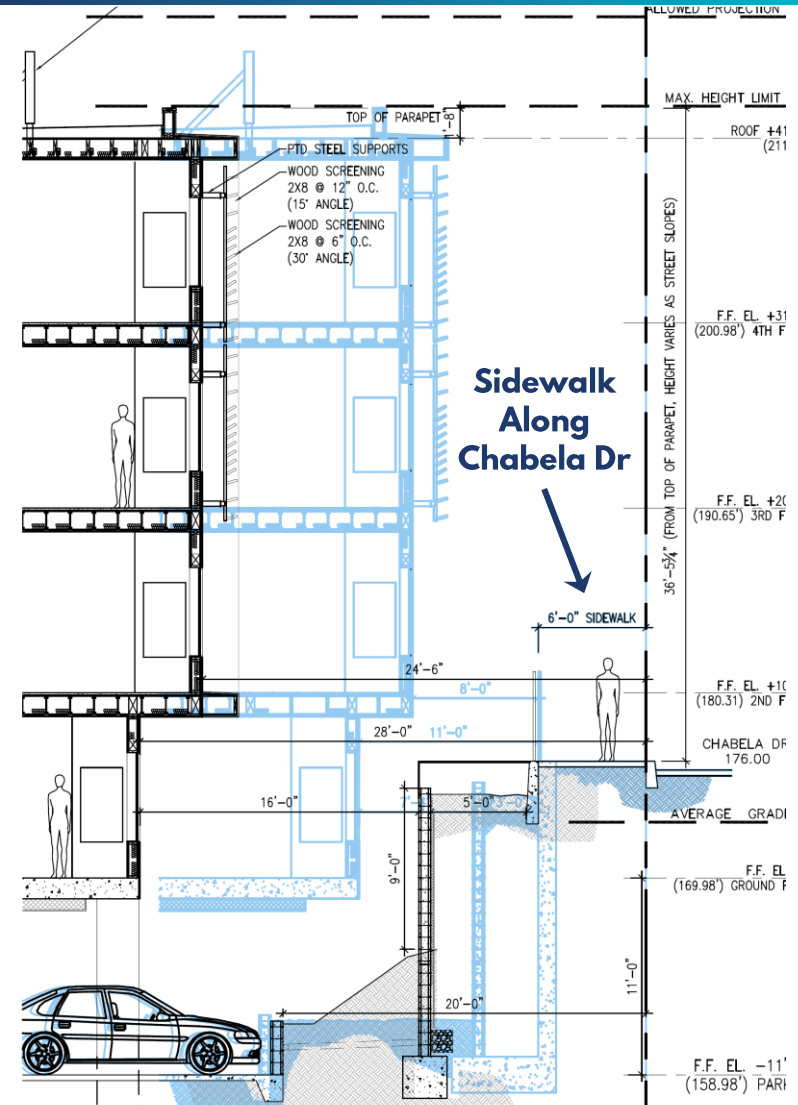


# REVISED SITE PLAN



# REVISED SECTION

- Eastern façade shifted west
  - More articulation
- Wider planter
  - Bamboo vs trees





# VIEW FROM CHABELA DRIVE



# NEW APPELLANT COMMENTS

- Methodologies for traffic/parking studies
  - Response from Kimley Horn
    - Peer-reviewed by City's Traffic Engineer
- Noise
  - Response from Michael Baker International
- Water and sewer infrastructure
  - City's Public Works Department Letters



# ENVIRONMENTAL REVIEW

- Class 32 CEQA Exemption- Infill Development
  - Consistent with General Plan and Zoning Code
  - Project site less than 5 Acres, surrounded by urban areas
  - Site has no value as habitat for endangered, rare or threatened species
  - Not result in significant effects relating to traffic, noise, air quality, or water quality
  - Served by required utilities and public services
- Technical studies for traffic, noise, air quality, and water quality support applicability of Class 32 Exemption
- MBI has reviewed new plans and affirms Class 32 CEQA Exemption is still applicable



# NOTICING AND PUBLIC COMMENT

- Revised plans posted to website- April 16, 2021
  - Email to interested parties
- Mailed notice- April 19, 2021
- Ad in The Beach Reporter- April 22, 2021
- Email to interested parties- April 29, 2021
- Received public comment in support and in opposition





# CONCLUSION AND RECOMMENDATION



- Conduct public hearing
- Make environmental determination
- Direct staff to draft resolution approving Master Use Permit with conditions

