

ENVIRONMENTAL IMPACT REPORT (EIR), ADDENDUM, and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS; RULES, ELECTIONS AND INTERGOVERNMENTAL RELATIONS (REIR) COMMITTEE REPORT relative to establishing a uniform Conditional Use Permit requirement for Hotel Development Projects; Replacement Housing Requirements relating to the loss of dwelling units resulting from Hotel Development Projects; a Voluntary Housing Program to place unhoused individuals in vacant guest rooms at participant hotels; and a police permit requirement for hotels (inclusive of short-term rentals).

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the proposed ordinance was assessed in the Housing Element EIR, No. ENV-2020-6762-EIR, State Clearinghouse (SCH) No. 2021010130 certified on November 29, 2021; and the Addendum (ENV-2020-6762-EIR-ADD1) approved on June 14, 2022.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), attached to the Council file, as the Findings of Council.
3. ADOPT the Department of City Planning (DCP) Staff Recommendation Report dated November 16, 2023, attached to the Council file, as the LACPC's report on the subject.
4. ADOPT the following technical edits to the draft ordinance, identified by the DCP for Council's consideration to clarify future implementation:
 - a. Include the ordinance's definition of Hotel Development Project within Los Angeles Municipal Code (LAMC) Section 12.03 (Definitions).
 - b. Delete LAMC Section 12.24.W.24, which applies to the current Zoning Administrator Conditional Use process for hotels.
 - c. Clarify the use permission of each zoning designation to remain consistent with the new provisions of the ordinance (i.e. clarify that hotels are not allowed by-right in various zones any longer.)
 - d. Update LAMC Section 12.23.C.7 to clarify that non-conforming regulations for TORS are consistent with Section 12.24.U, and not Section 12.24.W.24.
5. AMEND the proposed ordinance under Section 103.404(a) to read as follows:

The Applicant has within five years immediately preceding the date of filing of the application, been found to have *materially* or *repeatedly* violated any federal, state, or local employment law; or.
6. REQUEST the City Attorney to prepare and present an Ordinance for form and legality for the Council's consideration and adoption, which modifies the proposed ordinance to make non-substantive changes to align the Ordinance with LAMC Chapter 1, Sections 12.24 T and U, as amended by Ordinance 187,712 Section 55, adopted by the City Council on December 8, 2022; to establish a uniform Conditional Use Permit requirement for Hotel Development Projects; Replacement Housing Requirements relating to the loss of dwelling units resulting from Hotel Development Projects; a Voluntary Housing

Program to place unhoused individuals in vacant guest rooms at hotels that voluntarily participate in the program; and a police permit requirement for hotels (inclusive of short-term rentals).

7. INSTRUCT the respective City department(s) to incorporate the Ordinance into the New Zoning Code, subject to changes to conform to the format and style of the new Zoning Code.

Applicant: City of Los Angeles

Case No. CPC-2023-7407-CA

Environmental Nos. ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1; SCH No. 2021010130

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

SUMMARY:

On November 21, 2023, your REIR Committee considered the environmental clearance for the proposed ordinance; reports from the LACPC and DCP, and a proposed citywide ordinance, proposed by the City Council, establishing a uniform Conditional Use Permit requirement for Hotel Development Projects; Replacement Housing Requirements relating to the loss of dwelling units resulting from Hotel Development Projects; a Voluntary Housing Program to place unhoused individuals in vacant guest rooms at hotels that voluntarily participate in the program; and a police permit for requirement for hotels (inclusive of short-term rentals). The proposed ordinance involves additions and revisions to Chapter I (General Provisions and Zoning), Chapter XVI (Housing Regulations), and Chapter X (Business Regulations).

After providing an opportunity for public comment, the Committee moved to approve the recommendations contained in the LACPC report dated November 16, 2023; technical amendments contained in the DCP report dated November 20, 2023; and a revised proposed ordinance presented during the REIR Committee Meeting, as amended; as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

RULES, ELECTIONS AND INTERGOVERNMENTAL RELATIONS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
KREKORIAN:	YES
HARRIS-DAWSON:	ABSENT
BLUMENFIELD:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-