

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), ADDENDUM and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Conditional Use, Zone Variance and Site Plan Review appeals for the properties located at 1400 North Cahuenga Boulevard; 1414 North Cahuenga Boulevard; 6407 and 6413 De Longpre Avenue; and 1403, 1405, 1408 and 1413 Ivar Avenue.

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

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in MND, No. ENV-2015-3167-MND adopted on June 16, 2016; and pursuant to California Environmental Quality Act Guidelines 15162 and 15164, as supported by the Addendum dated November 9, 2017, no major revisions are required to the MND; and no subsequent Environmental Impact Report or Negative Declaration is required for approval of the project.
2. ADOPT the FINDINGS of the PLUM Committee as the Findings of Council.
3. RESOLVE TO GRANT IN PART/DENY IN PART THE APPEALS filed by Elle Farmer on behalf of self and Unite Here Local 11 (Representative: Gideon Kracov, Law Office of Gideon Kracov), and THEREBY SUSTAIN the decision of the Los Angeles City Planning Commission (LACPC) in approving the MND and the following: a) Conditional Use to permit an increase in Floor Area Ratio (FAR) beyond the current permitted 3:1 as established by the D Limitation under Ordinance No. 165661, up to a maximum FAR of 3:69:1; b) Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption at a proposed hotel with in-room control access cabinets, on-site restaurants and bars; c) Zone Variance to permit rooftop dining above the ground floor in the C4 Zone; and d) Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms; for the construction, use and maintenance of an eight-story (seven-story plus mezzanine), approximately 94 feet in height, 74,362 square-foot, 220 room boutique hotel (The Godfrey), including 2,723 square-foot ground floor restaurant, a third floor courtyard, and rooftop lounge with 1,440 square feet of floor area with a total of 476 seats (133 on the ground floor, 66 in the courtyard and 277 seats on the rooftop), including 104 on-site automobile parking spaces within three levels of subterranean parking and 94 bicycle parking spaces, for the properties located at 1400 North Cahuenga Boulevard; 1414 North Cahuenga Boulevard; 6407 and 6413 De Longpre Avenue; and 1403, 1405, 1408 and 1413 Ivar Avenue, subject to Conditions of Approval, as modified by the PLUM Committee and attached to the Council file.

Applicant: 1400 Cahuenga JV, LLC; Oxford Hollywood, LLC

Representative: Dana Sayles, ThreeSixty

Case No. CPC-2016-3841-CU-CUB-ZV-SPR

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.

**TIME LIMIT FILE - JUNE 11, 2018**

**(LAST DAY FOR COUNCIL ACTION - JUNE 8, 2018)**

Summary:

At a regular meeting held on May 15, 2018, the PLUM Committee considered appeals for the properties at 1400 North Cahuenga Boulevard; 1414 North Cahuenga Boulevard; 640 and 6413 De Longpre Aveune; and 1403, 1405, 1408 and 1413 Ivar Avenue. Staff from the Department of City Planning provided the Committee an overview of the project. The appellant and applicant also commented on the project. A representative of Council District 13 presented some modifications to the Conditions of Approval. After an opportunity for public comment, the Committee recommended to grant in part/deny in part the appeals, sustain the decision of the LACPC with the modifications presented by Council District 13. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	ABSENT
BLUMENFIELD	ABSENT
PRICE	YES

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**