

CATEGORICAL EXEMPTION, and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal for the property located at 1140 South Broadway (1138-1142 South Broadway).

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the project is exempt (No. ENV-2018-3289-CE) from CEQA, pursuant to State CEQA Guidelines, Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. RESOLVE TO DENY THE APPEAL filed by David Taban, Frontier Holdings West, LLC and Main Fund Associates, LLC (Representative: Alexander Irvine, Irvine and Associates) and THEREBY SUSTAIN the determination of the Zoning Administrator (ZA) in approving an exemption from CEQA pursuant to CEQA Guidelines, Section 15332, Category 32, for a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a hotel within a ground floor bar and restaurant, a rooftop patio/bar and within controlled access-cabinets in each of the guestrooms; and a Site Plan Review for a development project (hotel) which creates or results in an increase of 50 or more guest rooms, for the property located at 1140 South Broadway (1138-1142 South Broadway), subject to the revised Exhibit A of the Letters of Substantial Conformance, dated February 5, 2020, and February 21, 2020, related to the Conditional Use and Site Plan Review, attached to the Council file No. 19-1077, which shows bicycle parking racks and other parking, loading and storage of goods are prohibited in the 4 feet setback.

Applicant: Kamran Benji, United Broadway, LLC

Representative: Matthew Hayden, Hayden Planning

Related Case No. ZA-2018-3288-CUB-SPR

Environmental No. ENV-2018-3289-CE

Fiscal Impact Statement: None submitted by the ZA. 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 February 11, 2020 (Continued from 1/14/20), the PLUM Committee considered a CEQA appeal for the property located at 1140 South Broadway (1138-1142 South Broadway). Department of City Planning Staff provided an overview of the matter. Representatives for the Applicant and the Appellant provided comments. Council District 14 also provided amendments in conformance with the revised exhibit A of the Letters of Substantial Conformance, attached to the Council file. After an opportunity for public comment, the

Committee recommended denying the appeal and thereby sustaining the determination of the ZA in approving an exemption from CEQA. This matter is now submitted to Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	YES
BLUMENFIELD	YES
PRICE	YES
CEDILLO	YES
LEE	YES

LC

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**