



City Clerk Council and Public Services <clerk.cps@lacity.org>

Public comment for CF 21-0777 - Bulgari Hotel Proposal (Item 10 on PLUM today)

1 message

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CF 21-0777 - public comment for Item 10.

As always, Venice land use advocates request consistency for all constituents in the application of law by the various departments of the City of Los Angeles, and not one set of laws **or** procedures for the very rich and another for the less affluent and less influential.

Historically, planning approvals and Certificates of Occupancy show a physical number for maximum occupancy. That has not been the case recently for most Venice-area Certificates of Occupancy. The Department of City Planning & LADBS have told me on several projects I inquired about, that the Fire Department decides maximum occupancy. That makes zero sense in terms of **required findings** for new development, change of use, or a change of intensity of use, parking requirements, community impacts, and more. Maximum occupancy is an essential component of those required findings.

For CF **21-0777**, developer Gary Safady is proposing a "hotel project with **58 rooms and suites**, as well as **eight private residences**, a 10,000-square-foot spa, a gym, a private theater and a eight-seat sushi bar, along with a restaurant"....with a "maximum occupancy of the hotel would be **715 people, including 130 employees per shift**".

The impact of an estimated 845 visitors and staff in this proposal would hardly be predictable to ordinary citizens.

For this reason, the Department of City Planning **must be required** to provide a mandated maximum occupancy with findings in their Letter(s) of Determination and the Department of Building & Safety must be required to clearly state a maximum occupancy number when they issue a Certificate of Occupancy.

Additionally, Mr. Safady states in a Los Angeles Times article: "We have technical experts working on it to make it a **bespoke eco-luxury hotel with homes.**"

I request that Department of City Planning provides clarification of the specific meaning of "**homes**" in this project and all criteria relevant to the operation and use of these "**homes**" in this proposal. This is a significant concern for all housing advocates in Los Angeles.

In this situation, the Los Angeles Times cites opponents saying they are being outspent by Safady in his campaign to win City Hall support for the project. And, area resident Mark Levin is quoted saying: "It is ironic that we who have the means are put into the role of David in this story of David and Goliath".

For the Benedict Canyon community who are organizing in opposition to this hotel proposal, poor people in Los Angeles are faced with the David and Goliath reality every day with little available time and few resources to resist the force of displacement and gentrification. It would be beneficial to the residents of Los Angeles if opponents of this project could expand their concerns beyond this single project and their own self-interest and support other communities facing similar challenges with significantly less resources.

Appreciatively,

Margaret Molloy

