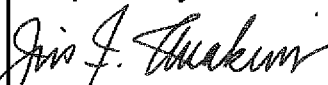


**TRANSMITTAL TO CITY COUNCIL
Charter Section 245**

Case No. DIR-2013-3749-SPR ENV-2006-8018-MND-REC3	CD No. 14-Huizar
Planning Staff Name(s) and Contact No. Blake Lamb (213) 978-1167	Last Day to Appeal: Not Applicable
Name(s), Applicant/Representative, Address, and Phone Number	
Applicant/Representative: Palmer Temple Street Properties, LLC Greg Smith, VP of Development 11740 San Vicente Blvd, Suite 208 Los Angeles, CA 90049 (310) 597-0500 <u>greg@ghpalmer.com</u>	
Name(s), Appellant/Representative, Address, and Phone Number	
Appellant/Representative: SAME AS APPLICANT	
<u>Project Description</u> An appeal of the Director of Planning's denial of a Site Plan Review pursuant to Section 16.05 of the Los Angeles Municipal Code (LAMC), for the addition of a pedestrian bridge across Temple Street connecting two previously approved mixed-use residential buildings containing 526 residential units and 10,230 square feet of commercial uses for the property located at 900 and 909 West Temple Street in the Central City Community Plan area. Per Charter Section 245 of the Municipal Code, the Council District is asserting jurisdiction on the determination of the Central Los Angeles Area Planning Commission, Letter of Determination dated April 15, 2014. See Council File 14-0546 attached motion.	
Prepared by:  , City Planner	Date 5-6-2014

APR 29 2014

PLANNING & LAND USE MANAGEMENT

14-0546
CP14

MOTION

At its meeting of April 8, 2014 (Letter of Determination dated April 15, 2014), the Central Los Angeles Area Planning Commission acted to deny the appeal requesting a Site Plan Review to include the addition of a pedestrian bridge for a previously approved and under construction 526-unit, two segment mixed use project located at 909 W. Temple Street and 900 W. Temple Street (Case No: DIR02013037490SPR).

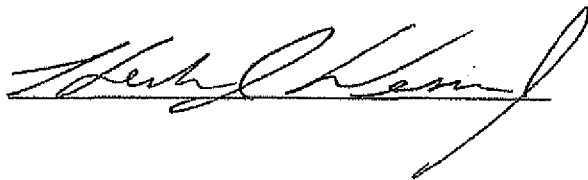
The project site is physically divided by W. Temple Street and located in an isolated area of Downtown adjoining the 110 and 101 Freeways, adjacent to large tunnels under the freeways created by overpasses, and a multi-level parking structure. Given the location, the surrounding area has extremely limited nighttime uses and pedestrian activity. The proposed pedestrian bridge is necessary to provide circulation within the separated elements of the overall project and to address resident public safety concerns, particularly during the evening hours.

Action is needed to assert jurisdiction over this matter inasmuch as the applicant presented substantial evidence to support findings necessary to grant a Site Plan Review approval for the project with the proposed pedestrian bridge and there is demonstrated community support for the proposal.

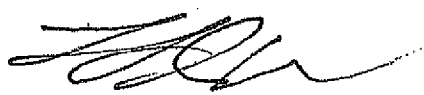
I THEREFORE MOVE that pursuant to Section 245 of the Los Angeles City Charter the City Council assert jurisdiction over the April 8, 2014 (letter of determination April 15, 2014) Central Los Angeles Area Planning Commission action to deny the appeal requesting a Site Plan Review to include the addition of a pedestrian bridge for a previously approved and under construction 526-unit, mixed use project located at 909 W. Temple Street and 900 W. Temple Street (Case No: DIR02013037490SPR).

I FURTHER MOVE that upon assertion of jurisdiction the matter be referred to the Planning and Land Use Management Committee for further review.

PRESENTED BY: 
JOSE HUIZAR
Councilmember, 14th District

SECONDED BY: 

ORIGINAL



APR 29 2014