

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal filed for property located at 900 and 909 West Temple Street.

Recommendations for Council action:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 14-0546 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2006-8018-MND-REC3] filed on January 29, 2010 (third addendum issued on August 15, 2012).
2. ADOPT the FINDINGS of the Planning and Land Use Management (PLUM) Committee, including the Environmental Findings, as the Findings of the Council.
3. RESOLVE TO GRANT THE APPEAL filed by Palmer Temple Street Properties, LLC, (Representative: Greg Smith, GH Palmer Associates), from the entire decision of the Director of Planning, and THEREBY APPROVE a Site Plan Review 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 property located at 900 West Temple Street and 909 West Temple Street, subject to Conditions approved by PLUM Committee on May 13, 2014, attached to the Council file.
4. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
5. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

(On May 2, 2014, City Council adopted Motion [Huizar - Wesson], pursuant to Charter Section 245, asserting jurisdiction over the April 8, 2014 [Letter of Determination dated April 15, 2014] of the CLAAPC.)

Applicant: Palmer Temple Street Properties, LLC
Representative: Greg Smith, GH Palmer Associates

Case No. DIR-2013-3749-SPR

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - MAY 23, 2014

(LAST DAY FOR COUNCIL ACTION - MAY 23, 2014)

Summary

At the public hearing held on May 13, 2014, the Planning and Land Use Management Committee considered an appeal filed regarding a proposed project located at 900 and 909 West Temple Street. Staff from the Department of City Planning gave the Committee background information on the matter. Representatives for the appellant / applicant also provided testimony. After an opportunity for public comment, the Committee recommended that Council approve the appeal and thereby approve the site plan review as well as the Findings and Conditions approved by PLUM Committee. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	YES
ENGLANDER:	ABSENT

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-