

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for the property located at 3401-3415 East First Street and 116-126 South Lorena Street.

Recommendation for Council action:

RESOLVE TO GRANT THE APPEAL filed by Pedro A. Rosado and Marlene Rosado, El Mercado de Los Angeles, and THEREBY OVERTURN the determination of the Director of Planning and NOT ADOPT the Mitigated Negative Declaration (ENV-2014-2392-MND) and the corresponding Mitigation Monitoring Program as the environmental clearance for DIR-2015-1998-DB, for the construction of an approximately 90,000 square foot, four to five story, mixed use residential development containing 49 apartment units and approximately 10,000 square foot of ground floor commercial space, with the maximum building height approximately 70 feet to the top of the building parapet, with commercial, residential and guest parking located in a single level subterranean parking lot, for the property located at 3401-3415 East First Street and 116-126 South Lorena Street.

Applicant: Dora Leong Gallo, A Community of Friends

Representative: Craig Lawson, Craig Lawson and Co., LLC

Case No. DIR-2015-1998-DB

CEQA No. ENV-2014-2392-MND

Fiscal Impact Statement: None submitted by the Department of City Planning. 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 August 15, 2017, the PLUM Committee considered an appeal for the property located at 3401-3415 East First Street and 116-126 South Lorena Street. Staff from the Department of City Planning provided background information relative to the appeal. Representatives for the Appellant and Applicant, and the Applicant, provided additional comments in support of and opposing the appeal. After an opportunity for public comment, the Committee recommended to grant the appeal, overturn the determination of the Director of Planning, and not adopt the environmental clearance for the project. 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	YES
BLUMENFIELD	YES
PRICE	ABSENT

ZHC
16-0503_rpt_plum_8-15-17

-NOT OFFICIAL UNTIL COUNCIL ACTS-