

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Site Plan Review appeal for the properties located at 920 South Hill Street and 916-930 South Hill Street.

Recommendations for Council action:

1. FIND, based on the independent judgment of the decision maker, after consideration of the whole of the administrative record, the project was assessed in MND No. ENV-2014-2591-MND, adopted on June 6, 2017 (under Case No. VTT-72343-CN); and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, Negative Declaration, or Addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO GRANT IN PART/DENY IN PART THE APPEAL filed by Joe Bednar, Agoura Oaks, LLC (Representative: Kate Bartolo, Kate Bartolo and Associates), and THEREBY SUSTAIN the decision of the LACPC in approving a Site Plan Review for the demolition of an existing surface parking lot, and the construction of a new 32-story, 346-foot, four-inch tall mixed-use, high-rise development consisting of 239 residential condominium units and four commercial condominium units with 5,671 square-feet of commercial space, providing 295 parking spaces within one subterranean level, and six abovegrade parking levels, for the properties located at 920 South Hill Street and 916-930 South Hill Street, subject to Conditions of Approval, as modified by the PLUM Committee, attached to the Council file.

Applicant: Joe Bednar, Agoura Oaks, LLC

Representative: Kate Bartolo, Kate Bartolo and Associates

Case No. CPC-2014-2590-TDR-SPR

Fiscal Impact Statement: None submitted by the LACPC. 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 - APRIL 26, 2018

(LAST DAY FOR COUNCIL ACTION - APRIL 25, 2018)

Summary:

At a regular meeting held on April 24, 2018, the PLUM Committee considered a Site Plan Review appeal for the properties at 920 South Hill Street and 916-930 South Hill Street. Staff from the Department of City Planning provide the Committee an overview of the project. The

Applicant/Appellant representative presented to the Committee regarding the appeal. After an opportunity for public comment, the Committee recommended to grant in part/deny in part the appeal and sustain the decision of the LACPC, with amendments to the Conditions of Approval. 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	ABSENT
BLUMENFIELD	YES
PRICE	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-