

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the property located at 235 North Hoover Street; 3411, 3419, 3425, 3433 and 3441 West Council Street; and 234 North Commonwealth Place.

Recommendations for Council action:

1. FIND, pursuant to California Environmental Quality Act Guidelines Section 15074(b), after consideration of the whole of the administrative record, including MND No. ENV-2015-3940-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; that the MND reflects the independent judgment and analysis of the City; that the mitigation measures have been made enforceable conditions on the project; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Susan Hunter, Coalition to Preserve Los Angeles, and THEREBY SUSTAIN the determination of the LACPC in approving Vesting Tentative Tract No. VTT-74377-1A for the demolition of the existing, vacant Temple Community Hospital and its associated uses; merger of eight contiguous lots and a strip of excess street public right-of-way along Hoover Street (maximum width of 16.25 feet and area of 4,505 square feet) to create one 130,850 square foot lot, with the re-subdivision of the lot to create 221 residential condominium units; construction, use and maintenance of a new five-story, 61-foot tall, multi-family residential complex with 221 dwelling units, of which 11 percent, or 19 units, will be set aside for Very Low Income Households in Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan Specific Plan; an export of approximately 60,000 cubic yards of earth, with material and removal of 54 non-protected trees located on site or in the public right-of-way along Council Street and Hoover Street, for the property located at 235 North Hoover Street; 3411, 3419, 3425, 3433 and 3441 West Council Street; and 234 North Commonwealth Place.

Applicant: Pinnacle 360 Hoover, LLC

Representative: Andrew Fogg, Cox Castle and Nicholson, LLP

Case No. VTT-74377-1A

Environmental No. ENV-2015-3940-MND

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - AUGUST 1, 2018

(LAST DAY FOR COUNCIL ACTION - AUGUST 1, 2018)

(Scheduled pursuant to the Los Angeles Municipal Code Section 17.06)

Summary:

At a regular meeting held on July 31, 2018, the PLUM Committee considered an appeal for the property located at 235 North Hoover Street; 3411, 3419, 3425, 3433 and 3441 West Council Street; and 234 North Commonwealth Place. Staff from the Department of City Planning provided background on the appeal. The Appellant and Applicant Representative provided comments in support of and opposing the appeal. The Appellant and Applicant Representative provided comments in support of and opposing the appeal. A Representative from Council District 13 provided comments in support of the project. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the determination of the LACPC. 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	ABSENT
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-