

ENVIRONMENTAL IMPACT REPORT (EIR), STATEMENT OF OVERRIDING CONSIDERATIONS, 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 520, 524, 528, 532 Mateo Street and 1310 East 4th Place.

Recommendations for Council action:

1. FIND, pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, that the City Council has reviewed and considered the information contained in EIR No. ENV-2016-1795-EIR (State Clearinghouse No. 2016111043) dated December 21, 2017, and the Final EIR, dated April 12, 2018, (collectively, the 520 Mateo Project EIR), as well as the whole of the administrative record.
2. CERTIFY that:
 - a. The 520 Mateo Project EIR has been completed in compliance with the California Environmental Quality Act.
 - b. The 520 Mateo Project EIR was presented to the Los Angeles City Planning Commission (LACPC) as a decision-making body of the lead agency.
 - c. The 520 Mateo Project EIR reflects the independent judgment and analysis of the lead agency.
3. ADOPT the following:
 - a. The related and prepared 520 Mateo Project Environmental Findings.
 - b. The Statement of Overriding Considerations.
 - c. The MMP prepared for the 520 Mateo Project EIR.
4. ADOPT the FINDINGS of the LACPC as the Findings of the Council.
5. RESOLVE TO DENY THE APPEALS filed by Laborer's International Union of North America, Local 300 (Representative: Richard Drury, Lozeau Drury LLP) and Stephen and Carol Ann Warren (Representative: Robert L. Glushon and Kristina Kropp, Luna and Glushon), and THEREBY SUSTAIN the determination of the LACPC approving Vesting Tentative Tract VTT-74529-1A and its environmental clearance for the merger and re-subdivision, for condominium purposes, of a 2.23 acre site into one Master Lot and 14 airspace lots, for a mixed-use live/work development, comprising of 475 live/work dwelling units and up to 125,000 square feet of commercial and office floor area, for the property located at 520, 524, 528, 532 Mateo Street and 1310 East 4th Place, subject to Conditions of Approval.

Applicant: CP V 520 Mateo, LLC

Representative: Brad Rosenheim, Rosenheim and Associates, Inc.

Case No. VTT-74529-1A

Environmental No. ENV-2016-1795-EIR, State Clearinghouse No. 2016111043

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 - OCTOBER 29, 2018

(LAST DAY FOR COUNCIL ACTION - OCTOBER 26, 2018)

Summary:

At a regular meeting held on October 16, 2018, the PLUM Committee considered an appeal for the property located at 520, 524, 528, 532 Mateo Street and 1310 East 4th Place. Staff from the Department of City Planning provided background information on the project and appeal. The Appellant, the Representatives for the Appellant provided comments in support of the appeal. The Applicant and a Representative for the Applicant provided comments opposing the appeal. 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	ABSENT
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-