

ENVIRONMENTAL IMPACT REPORT (EIR), FIRST ADDENDUM, SECOND ADDENDUM, THIRD ADDENDUM, FOURTH ADDENDUM, ERRATA, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MNP) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Zoning Administrator's Determination and Site Plan Review appeal for the properties located at 1630 North San Pablo Street and 3660-3700 East Valley Boulevard.

Recommendations for Council action:

1. FIND, pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15162, 15163 and 15164, in consideration of the whole of the administrative record, that the project was adequately assessed in the previously certified EIR, First Addendum, Second Addendum, Third Addendum, Fourth Addendum and Errata findings, Statement of Overriding Considerations and accompanying Mitigation Measures and MNP for the University of Southern California Health Sciences Campus (USC HSC) Project EIR (No. ENV-2014-1950-EIR; State Clearinghouse No. 2004101084); and no subsequent EIR, Negative Declaration or further Addendum or other CEQA analysis 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 DENY THE APPEAL filed by Pamela Agustin Anguiano on behalf of Eastside Leadership for Equitable and Accountable Development Strategies, and THEREBY SUSTAIN the decision of the LACPC in approving: 1) Zoning Administrator's Determination to permit shared parking between the proposed student housing project and the USC HSC San Pablo Parking Structure; and 2) Site Plan Review for a development which creates or results in an increase of 50 or more dwelling units; for the removal of a surface parking lot and the new construction, use, and maintenance of an approximately 136,034 square-foot, 95-unit, graduate student housing development on the USC HSC, proposed at six stories with a maximum height of 75 feet, with the provision of all required automobile parking spaces and long-term bicycle parking spaces off-site, in the USC HSC San Pablo Parking Structure adjoining the project site to the east, with all required short-term bicycle parking spaces provided on-site, for the property located at 1630 North San Pablo Street and 3660-3700 East Valley Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee.

Applicant: Daniel Perry, ACC OP (ALCAZAR) LP

Representative: Dale Goldsmith, Armbruster Goldsmith and Delvac LLP

Case No. CPC-2018-898-ZAD-SPR

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - JANUARY 21, 2019

(LAST DAY FOR COUNCIL ACTION - JANUARY 18, 2019)

Summary:

At a regular meeting held on January 15, 2019, the PLUM Committee considered a LACPC report and an appeal for the properties at 1630 North San Pablo Street and 3660-3700 East Valley Boulevard. Staff from the Department of City Planning provided an overview of the project. The applicant representative commented and presented some technical corrections to the Conditions of Approval. The appellant commented on the project and stated that she is withdrawing her appeal. A representative of Council District 14 supports the project and presented an additional Condition. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the decision of the LACPC, with the modifications presented by Council District 14 and the applicant. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	YES
PRICE	ABSENT
BLUMENFIELD	YES
CEDILLO	YES
SMITH	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-