

MITIGATED NEGATIVE DECLARATION (MND), ADDENDUM, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), AND PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to appeals for the property located at 850 South Hill Street (840, 844, 846, 848, 850, 852, 856 South Hill Street; 217, 219, 221, 223, 223 1/2, 225 West Ninth Street).

Recommendations for Council action:

1. FIND, based on independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in MND No. ENV-2016-6302-MND adopted January 31, 2007; and pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15164, as supported by the addendum dated April 22, 2016, no substantial revisions are required to the MND; and no subsequent Environmental Impact Report nor Negative Declaration is required for the project.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code for the MMP as the Findings of Council, and ADOPT the MMP.
3. ADOPT the FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of the Council.
4. RESOLVE TO DENY THE APPEALS filed by Alex Hertzberg, Society for the Preservation of Downtown Los Angeles (Representative: The Silverstein Law Firm, APC) and Sheila Swanson, Eastern Columbia Homeowners Association (Representative: Luna and Glushon), and THEREBY SUSTAIN the decision of the CLAAPC in adopting the MND (ENV-2006-6302-MND) for the construction of a 27-story (approximately 320-feet above grade), mixed-use residential project with 305 dwelling units and 6,171 square feet of ground floor commercial space, with a total of 336 vehicular and 342 bicycle parking spaces, consisting of approximately 257,569 square feet of floor area with a proposed floor area ratio (FAR) of 7.45:1, based on a Transfer of Floor Area Rights request, for the property located at 850 South Hill Street (840, 844, 846, 848, 850, 852, 856 South Hill Street; 217, 219, 221, 223, 223 1/2, 225 West Ninth Street), subject to Conditions of Approval.
5. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a California Department of Fish and Wildlife Filing Fee and/or Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Garth Erdosy, Maple Multi-Family Land CA, LP

Representative: Alex Irvine, Craig Lawson and Co, LLC

Case No. DIR-2015-2976-TDR-SPR

CEQA No. ENV-2016-6302-MND-REC-1

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

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on March 28, 2017, the PLUM Committee considered appeals for the property located at 850 South Hill Street, etc. Staff from the Department of City Planning provided background information on the project. The Applicant, Appellants and their Representatives commented on the project and appeals. After an opportunity for public comment, the Committee recommended to deny the appeals and approve the MND, Addendum, and related environmental findings. 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
CEDILLO	YES
ENGLANDER	YES
PRICE	YES

ZHC  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**