

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal for property located at 124 East Olympic Boulevard.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, the project is exempt from the CEQA, pursuant to State CEQA Guidelines Section 15332, City CEQA Guidelines, Class 32, and additional CEQA documents and Environmental Findings from the Department of City Planning (DCP), dated April 11, 2019; that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Maria Buenrostro and Natalie Shuman, on behalf of UNITE HERE Local 11, brought under the California Resources Code, Section 21151(c), from the determination of the CLAAPC, and THEREBY DETERMINE, based on the whole of the administrative record, the project is exempt from the CEQA, pursuant to State CEQA Guidelines Section 15332, City CEQA Guidelines, Class 32; in connection to a change in the use of an existing 6-story commercial building into a 7-story, 149-guest room hotel with restaurants, lounges and a coffee bar on the ground floor, terrace and pool deck on the rooftop, and conversion of existing mechanical rooms on the rooftop to guest rooms, changing the building from six stories to seven, for the property located at 124 East Olympic Boulevard.
4. ADVISE the applicant that, pursuant to State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
5. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certification of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Phillip Lee, Mart South, LP

Representative: Elizabeth Optholt, Elizabeth Peterson Group

Case No. ZA-2018-331-CUB-CUX-ZAD-1A

Environmental No. ENV-2018-332-CE

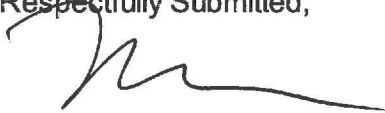
Fiscal Impact Statement: The CLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on April 16, 2019, the PLUM Committee considered an appeal of the determination of the CLAAPC that the project described above is Categorical Exempt from CEQA. DCP Staff provided an overview of the matter. Representatives for the Appellant and Applicant provided comments. Comments were also provided by a Representative of Council District 14. After an opportunity for public comments, the Committee recommended to deny the appeal and sustain the determination of the CLAAPC. 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
BLUMENFIELD	YES
PRICE	YES
CEDILLO	YES
SMITH	YES

RM

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**