

MITIGATED NEGATIVE DECLARATION, ADDENDUM, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Appeals for a Project Permit Compliance, Specific Plan Exception, and a Site Plan Review for the properties located 1318 North Lyman Place, 4470 - 4494 West De Longpre Avenue, and 1321 – 1323 North Virgil Avenue.

Recommendations for Council action:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2015-310-MND-REC1 adopted on January 11, 2016; and pursuant to California Environmental Quality Act Guidelines 15162 and 15164, as supported by the addendum dated July 27, 2021, no major revisions are required to the Mitigated Negative Declaration; and no subsequent Environmental Impact Review or negative declaration is required for approval of the project.
2. ADOPT the modified FINDINGS of the PLUM Committee approved on October 17, 2023 as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by 1) Coalition for Responsible Equitable Economic Development Los Angeles (CREED LA) joint with Adams, Broadwell, Joesph & Cardozo (Representative: Aiden P Marshall); and, 2) Doug Haines joint with La Mirada Ave. Neighborhood Association; and THEREBY SUSTAIN the determination of the Central Los Angeles Area Planning Commission (CLAAPC) in approving a Project Permit Compliance, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC), to allow the addition of three levels of medical office space, containing 95,995 square feet of floor area, on top of the parking structure; approving a Specific Plan Exception, pursuant to LAMC Section 11.5.7 F, for relief from the following Station Neighborhood Area Plan (SNAP) requirements: a. SNAP Section 9.E.3 of the Vermont/Western to allow zero additional parking space requirements; and b. SNAP Section 9.G of the Vermont/Western to allow for the existing Pedestrian Throughway to satisfy the SNAP's requirement in lieu of an additional Pedestrian Throughway; and approving a Site Plan Review, pursuant to LAMC Section 16.05, for a hospital medical use development project that creates 95,995 square feet of non-residential floor area; for the addition/construction of three levels of medical office space, containing 95,995 square feet of floor area, on top of an existing parking structure, the existing parking structure is an extension of the Hollywood Presbyterian Medical Center (HPMC), the existing parking structure contains 562 parking spaces with a height of 43 feet, including five-stories above grade and two subterranean levels, the addition will result in an overall maximum height of 96 feet, 4 inches, the new medical office space would serve the HPMC; for the project located at 1318 North Lyman Place, 4470 - 4494 West De Longpre Avenue, and 1321 - 1323 North Virgil Avenue, subject to modified Conditions of Approval, and modified Findings, as approved by the PLUM Committee on October 17, 2023.

Applicant: CHA Health Systems, Inc.

Representative: Francis Park, Park and Velayos LLP

Case No. APCC-2020-1764-SPE-SPP-SPR-1A

Environmental No. ENV-2015-310-MND-REC1

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 October 17, 2023, the PLUM Committee considered a report from the CLAAPC and appeals filed for a Project Permit Compliance, Specific Plan Exception, and a Site Plan Review for the properties located 1318 North Lyman Place, 4470 - 4494 West De Longpre Avenue, and 1321 – 1323 North Virgil Avenue. DCP staff provided an overview of the matter. A representative of CD 13 provided comments in support of denying the appeal. The Appellant, CREED LA joint with Adams, Broadwell, Joesph & Cardozo, submitted a letter on October 12, 2023, withdrawing its appeal. After an opportunity for public comment, and presentation from the Appellant, Doug Haines, the Committee recommended to deny the appeals and sustain the determination of the CLAAPC in approving a Project Permit Compliance, Specific Plan Exception, and a Site Plan Review. 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
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	ABSENT

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