

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to California Environmental Quality Act (CEQA) appeals filed for the property located at 1130 South Hope Street.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15332, Article 19, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

DETERMINE, based on the whole of the administrative record, that the Project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15332 Article 19 (Class 32), and 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 APPEALS filed by Evo Homeowners Association (HOA) c/o Luc Sasseville and Luma HOA c/o Peter Toumasis, Board President (Representative: Sheri Bonstelle, Jeffer Mangels Butler Mitchell LLP), and THEREBY SUSTAIN the determination of the CLAAPC, in approving a Categorical Exemption as the environmental clearance for a project involving the constructions of a new 112 guest room hotel with 528 square feet of ground floor retail uses; for the property located at 1130 South Hope Street.

Applicant: Hope Street 1, LLC

Representative: Dana A. Sayles, three6ixty

Case No. DIR20203656SPR1A

Environmental No. ENV20203657CE

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 4, 2022, the PLUM Committee considered a report from the CLAAPC and a CEQA appeals for the property located at 1130 South Hope Street. DCP staff provided an overview of the matter. A Representative of Council District 14 provided comments in support of denying the appeals. After an opportunity for public comment, and presentations from the Applicant and Appellant's Representatives, the Committee recommended to deny the appeals and thereby sustain the CLAAPC's determination in approving the Categorical Exemption as the environmental clearance for the project. 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
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**