

PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT (EIR), STATE CLEARINGHOUSE (SCH) NO. 2017091054, AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the properties located at 900 - 926 East 4th Street; 406 - 414 South Colyton Street; and 405 - 423 South Hewitt Street.

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 the previously certified 4th and Hewitt Project EIR, No. ENV-2017-470-EIR, SCH No. 2017091054, previously certified on January 4, 2024; and pursuant to the CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum 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. DENY the appeal filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Lozeau Drury LLP, Marjan Abudo), and THEREBY SUSTAIN the determination of the LACPC in sustaining the decision by the Deputy Advisory Agency, dated September 1, 2023, and approving VTT Map No. 74745, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code; for the merger and re-subdivision of a 1.3-acre site into one ground master lot and 12 airspace lots, as shown in the VTT map stamp-dated July 11, 2023; and a Haul Route for the export of up to 84,300 cubic yards of soil; for the property located at 900 - 926 East 4th Street; 406 - 414 South Colyton Street; and 405 - 423 South Hewitt Street, subject to Conditions of Approval, as modified by the PLUM Committee on March 19, 2024, attached to the Council file.

Applicant: Dilip Bhavani and Surjit Soni, LIG - 900, 910 and 926 East 4th Street, 405-411 South Hewitt Street, LLC

Representative: Edgar Khalatian, Mayer Brown

Case No. VTT-74745-2A

Environmental No. ENV-2017-470-EIR; SCH No. 2017091054

Related Cases: CPC-2017-469-GPA-VZC-HD-MCUP-SPR; VTT-74745; VTT-74745-1A

Fiscal Impact Statement: The LACPC 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 19, 2024, the PLUM Committee considered reports from the LACPC relative to the Vesting Tentative Tract appeal for the properties located at 900 - 926 East 4th Street; 406 - 414 South Colyton Street; and 405 - 423 South Hewitt Street. DCP provided an overview of the matter. A representative from Council District 14 provided comments. After an opportunity for public comment, and presentations from the Appellant and Applicant Representatives, the Committee recommended to deny the appeal, and thereby sustain the decision of the Deputy Advisory Agency dated September 1, 2023, approving the Vesting Tentative Tract Map No. 74745, with conditions of approval, as modified by the PLUM Committee on March 19, 2024. 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:	ABSENT
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-