

CATEGORICAL EXEMPTION, ENVIRONMENTAL IMPACT REPORT (EIR), ADDENDA, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the property located at 1550 North San Pablo Street, Unit No. 100 (2200 East Trojan Way).

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15301 (Class 1), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and, 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 EIR, No. ENV-2004-1950-EIR, certified on July 18, 2006, and Addenda dated March 2013 and April 2014; and pursuant to 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 East Los Angeles Area Planning Commission (ELAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Susan Li, Service Employees International Union Local 721, and Eastside LEADS (Representative: Jordan R. Sisson, Esq., Law Office of Gideon Kracov), and THEREBY SUSTAIN the determination of the ELAAPC in approving a Categorical Exemption, No. ENV-2020-1129-CE, and related CEQA findings as the environmental clearance; and, denying the appeal and sustaining the Zoning Administrator's determination dated October 29, 2020 to approve, pursuant to Section 12.24 M of the Los Angeles Municipal Code, a Master Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with live entertainment in conjunction with a proposed 200 guest room hotel with a 18,400 square-foot ground-floor lobby, restaurant, bar, conference rooms and outdoor pool area; for the property located at 1550 North San Pablo Street, Unit No. 100 (2200 East Trojan Way).

Applicant: Tom Weigel, MHH-LA Liquor Subsidiary, LLC

Representative: Lee Rabun, CLR Enterprises, Inc.

Case No. ZA-2020-1128-MPA-1A

Environmental No. ENV-2020-1129-CE-1A

Related Case No. ZA-2020-1097-MPA-1A

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

Community Impact Statement: Yes.

For (Appeal):

Lincoln Heights Neighborhood Council

Historic Highland Park Neighborhood Council

Summary:

At a regular meeting held on August 17, 2021, the PLUM Committee considered a report from the ELAAPC and a CEQA appeal filed for the property located at 1550 North San Pablo Street, Unit No. 100 (2200 East Trojan Way). DCP staff provided an overview of the matter. A Representative of Council District 14 provided comments in support of denying the appeal, and provided an overview of recommended modifications to the Conditions of Approval. After an opportunity for public comment, and presentations from Representatives of the Applicant and Appellant, the Committee recommended to deny the appeal and sustain the determination of the ELAAPC in approving a Categorical Exemption and Master Plan Approval for the project. This matter is now submitted to the Council for consideration. 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
RIDLEY-THOMAS:	YES
LEE:	YES

AXB

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-NOT OFFICIAL UNTIL COUNCIL ACTS-