

DRAFT ENVIRONMENTAL IMPACT REPORT (EIR), [STATE CLEARINGHOUSE (SCH) NO. 2019050010], FINAL EIR, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM AND RELATED ENVIRONMENTAL FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to appeals for the properties located at 754 South Hope Street and 609 - 625 West 8th 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 Environmental Impact Report No. ENV-2017-506-EIR; 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 Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. APPROVE a Transfer of Floor Area Rights (TFAR) greater than 50,000 square feet of floor area, for the transfer of up to 346,853 square feet of floor area from the Los Angeles Convention Center (Donor Site), located at 1201 South Figueroa Street, to the Project Site (Receiver Site), thereby permitting a maximum 9.25:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 6:1 FAR.
4. DENY the appeals filed by 1) Coalition for Responsible Equitable Economic Development (CREED LA) (Representative: Adams, Broadwell, Joseph & Cardozo, Aidan P. Marshall; and 2) Richard Becher, Digital Realty; and THEREBY SUSTAIN the determination of the LACPC in: 1) dismissing as not necessary, pursuant to LAMC Section 12.27, a Zone Variance to allow 60 percent of the required residential parking spaces as compact spaces, and to allow the parking of compact spaces in a tandem configuration; 2) approving, pursuant to LAMC Section 12.27, a Zone Variance to allow relief from providing an additional 10-inch clear space to the parking stall widths when adjoined on their longer dimension by an obstruction; 3) approving, pursuant to LAMC Section 12.27, a Zone Variance to allow relief to allow reduced drive aisle widths of 24 feet in lieu of the required drive aisle width; 4) approving, pursuant LAMC Section 11.5.7 E, a Specific Plan Project Permit Adjustment for a Director's Determination for an Alternative Design to allow a deviation from the Ground Floor Treatment regulations in Section 4 of the Downtown Design Guide; 5) approving, pursuant LAMC Section 11.5.7 E, a Specific Plan Project Permit Adjustment to allow a deviation from Section 5 of the Downtown Design Guide to allow building and balcony projections up to nine feet and 25 feet into the sidewalk easements along Hope Street and Grand Avenue respectively, and allow projections to begin at an elevation of 25 feet above grade along Hope Street and Grand Avenue; 6) approving, pursuant to LAMC Section 12.21 G.3, a Director's Decision to allow 79 trees to be planted on-site in lieu of the otherwise required 145 trees, and to allow an in-lieu fee to be paid for the remaining 66 required on-site trees; and 7) approving, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates an increase of more than 50 dwelling units, for the construction of a 50-story, mixed-use development comprised of 580 residential dwelling units and up to 7,499 square feet of ground floor commercial uses on a 34,679 square-foot site, located at 754 South Hope Street and 609 - 625 West 8th Street, subject to Conditions of Approval, as modified by the PLUM Committee on June 18, 2024 to include the additional language contained in the letter from Council District 14 dated May 7, 2024, attached to the Council file.

Applicant: Stuart Morkun, MFA 8th Grand and Hope LLC

Representative: Edgar Khalatian, Mayer Brown, LLP

Case No. CPC-2017-505-TDR-ZV-SPPA-DD-SPR-1A

Environmental No. ENV-2017-506-EIR; SCH No. 2019050010

Related Case Nos. VTT-74876-CN-2A; ZA-2021-7053-ZAI-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 June 18, 2024, the PLUM Committee considered a report from the LACPC and appeals for the properties located at 754 South Hope Street and 609 - 625 West 8th 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 Appellants and Applicant Representatives, the Committee recommended to approve the TFAR; and deny the appeals, and thereby sustain the determination of the LACPC in approving Zone Variances; Specific Plan Project Permit Adjustments; Director's Decision; and a Site Plan Review and dismissing a Zone Variance to allow 60 percent of the required residential parking spaces as compact spaces, and to allow the parking of compact spaces in a tandem configuration; and to approve the Conditions of Approval as modified to include the additional language contained in the letter from Council District 14 dated May 7, 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:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-