

OLYMPIC TOWER CEQA FINDINGS (CF 20-0813-S1)

California Environmental Quality Act (CEQA) Findings – Addendum to Certified EIR

Pursuant to the California Environmental Quality Act, Public Resources Code Sections 21000 et seq. (“CEQA”) and the State CEQA Guidelines, Title 14, California Code of Regulations, Sections 15000 et seq. (“CEQA Guidelines”), on November 25, 2019, the City of Los Angeles certified the Environmental Impact Report (EIR) for the Olympic Tower Project (“Project”) (State Clearinghouse No. 2016061048), located at 813-815 West Olympic Boulevard; 947-951 S. Figueroa Street, Los Angeles, CA 90015. The Certified EIR includes the Draft EIR (dated October 4, 2018), the Final EIR (dated August 14, 2019), and the Erratum (dated September 2019). The Olympic Tower Project includes demolition and removal of an existing 13,130-square foot building on the Project Site that contains a carwash, restaurant, ticket broker, and restaurant, and development of a single 57-story high-rise tower building containing up to 65,074 square feet of retail/commercial space (in three stories); 33,498 square feet of office space (in six stories); 10,801 square feet of hotel conference center/ballroom space (on one story); 8,448 square feet of residential condominium amenities (on the same story as the hotel conference center); 373 hotel rooms (216,065 square feet in 17 stories, including lobby/amenities level); 374 residential condominium units (435,731 square feet in 24 stories); and 9,556 square feet of penthouse amenity area (in two stories). A six-level subterranean parking garage would be located beneath the building, and eight levels of above ground parking would be provided within a podium level of the building. Six levels of above ground parking would be wrapped with office uses on the Olympic Boulevard street frontage. Two additional stories dedicated to mechanical facilities would also be included in the proposed structure. The City found that the Certified EIR was completed in compliance with CEQA and State and City CEQA Guidelines, and adopted findings, Statement of Overriding Consideration and a Mitigation Monitoring and Reporting Program.

CEQA Authority for an Addendum

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that: *“The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”*

Section 15162 of the CEQA Guidelines requires a subsequent EIR to a certified EIR or subsequent Negative Declaration to an adopted MND when one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative

declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, California Public Resources Code Section 21166 states that no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occur:

1. Substantial changes are proposed in the project which will require major revisions of the environmental impact report;

2. Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or

3. New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

CEQA Addendum Findings

The City of Los Angeles Planning Department, acting on behalf of the City as lead agency, prepared the Addendum (dated May 2021) to the Certified EIR (dated November 25, 2019) pursuant to Section 15164 of the State CEQA Guidelines for the Olympic Tower Project. The May 2021 Addendum analyzes revisions to Mitigation Measures and demonstrates that all of the environmental impacts associated with the proposed revisions to the Mitigation Measures would be within the envelope of impacts already evaluated in the Certified EIR.

Specifically, the following Mitigation measures were revised to clarify the procedures and implementation of the mitigation measures to reflect the City's current standard language for mitigation, and to ensure consistency with similar mitigation measures included in EIRs for other projects: Mitigation Measure MM-C-1 (related to air quality), Mitigation Measures MM-D-2 and

MM-D-4 (related to archaeological resources) and Mitigation Measure MM-I-5 (related to construction vibration).

The revisions simply highlight inherent details of the mitigation measures to clarify the extensiveness of the measures. Modifications to Mitigation Measure C-1 add clarifying language that off-road construction equipment would meet the *Final* Tier 4 standards, as there are different standards for either Interim Tier 4 and Final Tier 4 equipment. Modifications to Mitigation Measure D-2 provide for additional details regarding the contents of an archeological monitoring program, and clarify that it shall be prepared and conducted in accordance with the regulations of the Public Resources Code. Modifications to Mitigation Measure D-4 clarify that the Monitoring Plan shall also document non-unique archeological finds, and notes the timing for when a Monitoring report is provided to the City. Modifications to Mitigation Measure I-5 provide additional detail on the implementation of the vibration monitoring plan. In sum, revisions to Mitigation Measure C-1, Mitigation Measures D-2 and D-4, and Mitigation Measure I-5 for the Project would not result in any new significant impacts, nor would the revisions substantially increase the severity of previously identified significant impacts. The information in the Addendum merely clarifies, amplifies, or represents minor technical changes or additions in the EIR.

The modifications to the mitigation measures and environmental impacts associated with the Project would be similar to or less than the impacts addressed in the Certified EIR. No substantial changes would occur with respect to the circumstances under which the Project is undertaken that will require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, no new information of substantial importance has become available relative to any of the environmental topic categories that would result in new or more severe significant environmental impacts. In addition, the applicable mitigation measures included as part of the Certified EIR and as modified above with clarifying language, would continue to be implemented under the Project. As all of the impacts of the Project would be within the envelope of impacts analyzed in the Certified EIR, none of the conditions described in PRC Section 21166 and CEQA Guidelines Sections 15162 and 15163 requiring a Supplemental or Subsequent EIR would occur. Additionally, there are no known mitigation measures or Project alternatives that were previously considered infeasible but are now considered feasible that would substantially reduce one or more significant effects on the environment identified in the Certified EIR. Therefore, the Project would not create any potential adverse impacts beyond those evaluated in the Certified EIR. As such, the preparation of an addendum that clarifies the text of the mitigation measures identified in the Certified EIR is appropriate and fully complies with the requirements of PRC Section 21166 and CEQA Guidelines Sections 15162, 15163, and 15164.