

ENVIRONMENTAL IMPACT REPORT (EIR), ERRATUM, MODIFIED MITIGATION MONITORING PROGRAM (MMP), RELATED MODIFIED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Transfer of Floor Area Rights (TFAR) and appeals filed for a Master Conditional Use Permit, Conditional Use Permit, the Director of Planning's Decisions, and Site Plan Review, for the properties located at 813-815 West Olympic Boulevard and 947-951 South Figueroa Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, pursuant to Sections 21.082.1(c) and 21081.6 of the Public Resources Code, the City Council reviewed and considered the information contained in the EIR prepared for this project, which includes the Draft EIR, No. ENV-2015-4558-EIR [State Clearinghouse (SCH) No. 2016061048], the Final EIR, dated August 14, 2019; and Erratum dated May 2021, as well as the whole of the administrative record.
2. CERTIFY the following:
  - a. The Olympic Tower Project EIR, No. ENV-2015-4558-EIR, has been completed in compliance with CEQA.
  - b. The Olympic Tower EIR was presented to the Advisory Agency as a decision-making body of the lead agency and the City Council on an appeal of the EIR.
  - c. The Olympic Tower EIR reflects the independent judgment and analysis of the lead agency.
3. ADOPT the Erratum dated May 2021, the modified MMP dated May 2021, and the related modified CEQA Findings dated May 2021, attached to the Council file.
4. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), as modified by the PLUM Committee on October 5, 2021, attached to the Council file, as the Findings of Council.
5. RESOLVE TO DENY THE APPEALS filed by Charles Carnow, UNITE HERE Local 11 (Representative: Law Office of Gideon Kracov), and LA Fig Property Owner, LLC (Representative: Alfred Fraijo, Jr., Esq., Sheppard, Mullin, Richter and Hampton, LLP), inasmuch as the appeals were withdrawn by written notice, and THEREBY SUSTAIN the determination of the LACPC in certifying the EIR, approving a Master Conditional Use Permit for a full line of alcoholic beverages for on-site consumption within up to 16 premises and up to 4 premises for off-site consumption, pursuant to Sections 12.24 W.1 and 12.24 W.18 of the Los Angeles Municipal Code (LAMC); a Conditional Use Permit to allow dancing within the commercial uses, pursuant to LAMC Section 12.24 W.18; the Director of Planning's Decisions to allow less than one on-site tree per four residential dwelling units (63 trees in lieu of 94 trees), pursuant to LAMC Section 12.21 G.3, and to allow short-term bicycle parking inside a building and short-term and long-term bicycle parking on a level other than the ground floor or nearest floor to the ground floor in a parking garage, pursuant to LAMC Section 12.21 A.16(h); and, approval of a Site Plan Review for a project resulting in an increase of 50 or more dwelling units or guest rooms, pursuant to LAMC Section 16.05; for the Olympic Tower Project which involves the demolition and removal of all existing developments, and the development of a single 57-story high-rise building containing up to 65,074 square feet of retail/commercial space; 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); 374 residential condominium units (435,731 square feet); and 9,556 square feet of penthouse amenity area; a subterranean parking garage would be located beneath the building, and eight levels of above ground parking would be provided within podium level of the building; two additional stories dedicated to mechanical facilities would also be included in the proposed structure; for the properties located at 813-815 West Olympic Boulevard and 947-951 South Figueroa Street, subject to Conditions of Approval, as modified by the PLUM Committee on October 5, 2021, attached to the Council file, as follows:

- a. Modify Condition No. 3.c - Public Benefit Payment to deposit the TFAR public benefit payment into the Council District 14 Public Benefits Trust Fund, as noted in Los Angeles Administrative Code Section 5.550.
  - b. Modify Condition No. 6 to add Subsection E to denote that the Applicant shall remove at least on level of subterranean parking.
6. INSTRUCT the Department of Planning (DCP) to add the following standard Condition for the Director of Planning's Decision relative to the reduction of on-site trees:
- a. Trees. There shall be a minimum of 63 24-inch box trees planted on-site in compliance with Section 12.21 G.2(a)(3) of the Los Angeles Municipal Code (LAMC). Final landscape plans shall show the location, height, and caliper of all trees. All required landscaped areas shall be equipped with an automatic irrigation system and be properly drained. The remaining 31 trees that cannot be accommodated on-site shall be provided through the payment of the In-Lieu Fee – Development Tree Planting Requirement, as specified in Article 2, Chapter VI, Section 62.177(b)(1) of the LAMC for each tree to be planted offsite. The priority for the location of off-site plantings shall be within the Central City Community Plan Area, subject to the acceptance of a donor site. A receipt showing proof of payment shall be provided to the Department of City Planning at the time of Building Permit Clearance. In the event that the number of dwelling units should be reduced, then no modification of this determination shall be necessary, and the number of trees shall be recalculated based upon the LAMC Section 12.21 G requirement of one tree per four dwelling units.
7. APPROVE, pursuant to LAMC Section 14.5.6, a TFAR for the transfer of greater than 50,000 square feet of floor area, to allow for the transfer of up to 455,161 square feet of floor area from the City of Los Angeles Convention Center (Donor Site) located at 1201 South Figueroa Street, to the Project Site (Receiver Site), and to allow for the transfer of up to 101,826 square feet of floor area from the Grand Central Square (a Private Donor Site), located at 320 West 3rd Street, to the Project Site (Receiver Site), thereby permitting a maximum of 13:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 6:1 FAR.
8. INSTRUCT the Chief Legislative Analyst to convene the Public Benefit Trust Fund Committee within six months of the receipt of the Public Benefits Payment by the Public Benefit Trust Fund, pursuant to LAMC Section 14.5.12.

Applicant: Olymfig26, LLC

Representative: PSOMAS, Anne Williams

Case No. CPC-2015-4557-MCUP-CUX-TDR-SPR-DD-1A

Environmental Nos. ENV-2015-4558-EIR; SCH No. 2016061048

Related Case No. VTT-73966-CN-2A

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 August 3, 2021, the PLUM Committee considered reports from the LACPC and the DCP relative to a TFAR request and appeals filed for a Master Conditional Use Permit, Conditional Use Permit, the Director of Planning's Decisions, and a Site Plan Review, for the properties located at 813-815 West Olympic Boulevard and 947-951 South Figueroa Street. DCP staff provided an overview of the

matter. A Representative of Council District 14 provided comments in support of the project. After an opportunity for public comment, and presentation from the Applicant's Representative, the Committee recommended to certify the Olympic Tower Project EIR and adopt the Erratum dated May 2021, the modified MMP dated May 2021, and related modified CEQA Findings; approve the TFAR, deny the appeals inasmuch as they were withdrawn by written notice, and sustain the determination of the LACPC in certifying the EIR and approving a Master Conditional Use Permit, Conditional Use Permit, the Director of Planning's Decisions, and a Site Plan Review; and, approve modifications to the Conditions of Approval, as detailed above. 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

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**