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CITY PLANNING

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CPC-2016-3990-GPA-VZC-HD-CUB-SPR-1A
VTT-74568, VTT-4568-1A
ENV-2016-3991-EIR
Council District 14

November 5, 2021

NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), AND OCCUPANT(S) WITHIN A 500-FOOT RADIUS AND INTERESTED PARTIES, AND NOTICE OF AVAILABILITY OF PARTIALLY RECIRCULATED FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT LOCATED AT 711-765 SOUTH WALL STREET, 306-326 EAST 7th STREET, AND 742, 750-752 SOUTH MAPLE AVENUE

You are hereby notified that in response to a court-issued writ, the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council (Council) will hold a public hearing **telephonically during a Special Meeting on Tuesday, November 30, 2021** at approximately **2:00 P.M.**, or soon thereafter, to consider the following matters: (1) the decertification of the Environmental Impact Report (2019 Final EIR), dated April 2019, prepared for the proposed Southern California Flower Market Project (Project); (2) the setting aside of the Project's underlying entitlement approvals; (3) recertification of the Environmental Impact Report (EIR), including the Partially Revised Final Environmental Impact Report (PR-FEIR), dated November 2021; and, (4) re-adoption of the entitlements for the Project Entitlements, that are defined and listed below in this Notice.

This Notice is being provided on a courtesy basis to all property owners and occupants located within a 500-foot radius, appellants who filed administrative appeals regarding the 2019 Final EIR, and all other parties who have either commented on the Partially Recirculated Draft EIR (PR-DEIR) or requested notification of actions related to the Project.

The Council's consideration of these matters will be based, in part, on the PR-DEIR dated September 2021, and the PR-FEIR, which incorporates the PR-DEIR. The PR-FEIR revises two sections of the EIR to address two deficiencies determined by the Los Angeles Superior Court in an order issued in April 2021 (April 2021 Court Order) in the lawsuit entitled *AIDS Healthcare Foundation v. City of Los Angeles, et al.*, (Los Angeles Superior Court, Case No. 19STCP05445).

The site of the proposed Project, located at 711-765 South Wall Street, 306-326 East 7th Street, and 742, 750-752 South Maple Avenue, Los Angeles, CA 90014; is currently improved with two buildings (the north and south building). The Project will maintain and renovate the Project Site's north building, but will demolish the south building and construct a new building in its place. The Project would include a new mixed-use development consisting of wholesale trade, retail, restaurant, office, and residential uses. The Project would include 323 residential units (including 10% of units set aside as affordable units for moderate income families),

approximately 4,385 square feet of retail space, 64,363 square feet of office space, 63,785 square feet of wholesale space and storage, 13,420 square feet of restaurant space, and 21,295 square feet of event space. The existing north building would continue to operate as the Flower Market with offices on the second floor and an event space and terrace on the fourth floor. The new south building would include the new residential uses, as well as restaurants, a public paseo, retail uses, and additional wholesale flower space.

On November 12, 2019, the Council certified the 2019 FEIR. At that time, the EIR consisted of the Draft EIR and Appendices (September 2018), Final EIR and Appendices (April 2019), Erratum No. 1 (July 26, 2019), Erratum No. 2 (August 7, 2019), and Erratum No. 3 (October 2019). In connection with its certification of the 2019 FEIR on November 12, 2019, the City Council approved the following entitlements and approvals for the Project: (i) General Plan Amendment from "Light Manufacturing" to "Community Commercial" to allow for the mixed-uses on the Project Site; (ii) Vesting Zone Change from M2-2D (manufacturing) to C2-2 Zone (commercial); (iii) Site Plan Review; (iv) Conditional Use Permit for on-site sales and consumption of alcoholic beverages; (v) Vesting Tentative Tract Map; and (vi) a Zone Variance related to the provision of on-site trees (collectively referred to as the "Project Entitlements").

Pursuant to the April 2021 Court Order, the City was directed to set aside the Project Entitlements and certification of the EIR until the two deficiencies in the 2019 Final EIR were addressed by the City. Consistent with the requirements of Sections 15087 and 15105 of the California Environmental Quality Act Guidelines, the PR-DEIR was submitted to the State Clearinghouse, Office of Planning and Research, and was circulated for public review commencing on September 16, 2021 and ending on November 1, 2021.

The PR-FEIR and the documents referenced in the PR-FEIR are available for public review at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours of Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment.

The PR-FEIR will also be available electronically for public review on the Department of City Planning's website, <https://planning.lacity.org/development-services/eir>, and at the following libraries, on November 19, 2021:

1. Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
2. Little Tokyo Branch Library, 203 South Los Angeles Street, Los Angeles, CA 90012
3. Benjamin Franklin Branch Library, 2200 East 1st Street, Los Angeles, CA 90033

Applicant: Southern California Flower Growers, Inc.

Representative: Scott Yamabe

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference. The PLUM Committee Special Meeting agenda will be posted on the following website at least 24 hours prior to the public hearing: <https://clerk.lacity.org/calendar>.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information:

<https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com

In addition, you may view the contents of Council file No. **19-1048** and **19-1048-S1** by visiting: www.lacouncilfile.com

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:

Erin Strelch

(213) 847-3626

Erin.Strelch@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Armando Bencomo

(213) 978-1080

clerk.plumcommittee@lacity.org

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.