

FINAL ENVIRONMENTAL IMPACT REPORT (EIR), ENVIRONMENTAL FINDINGS, ERRATUM, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM, RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Vesting Tentative Tract Map and Haul Route appeals for the property located at 650 - 676 South San Vicente Boulevard.

Recommendations for Council action:

1. FIND, that the Los Angeles City Planning Commission (LACPC) has reviewed and considered the information contained in the Draft EIR, No. ENV-2017-468-EIR, State Clearinghouse (SCH) No. 2020010172, dated June 2021, the Final EIR, dated January 2022, and the Erratum dated February 2022 (656 South San Vicente Medical Office Project EIR); as well as the whole administrative record.
2. CERTIFY the following:
 - a. The 656 South San Vicente Medical Office Project EIR has been completed in compliance with CEQA.
 - b. The 656 South San Vicente Medical Office Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency.
 - c. The 656 South San Vicente Medical Office Project EIR reflects the independent judgment and analysis of the lead agency.
3. ADOPT the following:
 - a. The related and prepared 656 South San Vicente Medical Office Project EIR Environmental Findings.
 - b. The Statement of Overriding Considerations.
 - c. The Mitigation Monitoring Program prepared for the 656 South San Vicente Medical Office Project EIR.
4. ADOPT the FINDINGS of the LACPC as the Findings of Council.
5. RESOLVE TO DENY THE APPEALS filed by 1) Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Richard Drury, Lozeau Drury LLP); and 2) Beverly Wilshire Homes Association, Inc. (Representative: Jamie T. Hall, Channel Law Group, LLP), and THEREBY SUSTAIN the decision of the LACPC in sustaining the Deputy Advisory Agency's determination in certifying the 656 South San Vicente Medical Office Project EIR Environmental Findings, Statement of Overriding Considerations, and the Mitigation Monitoring Program prepared for the 656 South San Vicente Medical Office Project EIR; and approving Vesting Tentative Tract Map No. 74865 for the merger of seven lots into one ground lot for a 0.74 net acre (32,290 square-foot) site, and a Haul Route for the export of up to 12,222 cubic yards of soil, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code for the property located at 650 – 676 South San Vicente Boulevard, subject to Conditions of Approval.

Applicant: 650 – 676 SSV Property Owner, LLC and 650 SSV Property Owner, LLC

Representative: Sheri Bonstelle, JMBM, LLP

Case No. VTT-74865-2A

Environmental No. ENV-2017-468-EIR; SCH No. No. 2020010172

Related Case: CPC-2017-467-GPA-VZC-HD-SPR

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 October 4, 2022, the PLUM Committee considered a report from the LACPC relative to Vesting Tentative Tract Map and Haul Route appeals for the property located at 650 - 676 South San Vicente Boulevard. DCP staff provided an overview of the matter. A Representative of Council District Five provided comments in support of denying the appeal. After an opportunity for public comment, and presentation by the Appellant(s) and Applicant representatives, the Committee recommended to deny the appeal and thereby sustain the decision of the LACPC to certify EIR and approve the Vesting Tentative Tract Map and Haul Route. 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
LEE:	YES
RODRIGUEZ;	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-