

ENVIRONMENTAL IMPACT REPORT (EIR) and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to appeals filed for a Site Plan Review for the property located at 650 – 676 South San Vicente Boulevard.

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 656 South San Vicente Medical Office Project EIR, which includes the Draft EIR, ENV-2017-468-EIR, State Clearinghouse (SCH) No. 2020010172, dated June 2021, the Final EIR, dated January 2022, and the Erratum dated February 2022; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR 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. 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 determination of the LACPC in approving a Site Plan Review for a project resulting in an increase of more than 50,000 square feet of nonresidential floor area for the development of 140,305 square feet of medical office space, 4,000 square feet of restaurant, and 1,000 square feet for retail, such as a pharmacy, on a 0.74-net acre site, the project site is currently improved with two buildings and associated surface parking, which would be demolished, the proposed uses would be built within a 12-story building that includes ground floor lobby and commercial space, four levels of above-ground podium parking, and seven levels of medical office uses 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. CPC-2017-467-GPA-VZC-HD-SPR-1A

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

Related Case: VTT-74865-2A

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 September 20, 2022, the PLUM Committee considered a report from the LACPC and an appeal 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 presentations from the Applicant and Appellant(s) Representatives, the Committee recommended to deny the appeal and sustain the LACPC's determination in approving a Site Plan Review. 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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-