

ENTERTAINMENT AND FACILITIES COMMITTEE REPORT relative to the Final Environmental Impact Report (EIR) regarding the Los Angeles Civic Building located at 150 North Los Angeles Street (Parker Center Site); additional environmental analysis for the Parker Center Site; and, the Civic Center Land Use Master Plan and Financial Feasibility Study.

Recommendations for Council action:

1. REVIEW and CONSIDER the Final EIR, dated November 2016, attached to the Council file, which finds that the project will have significant environmental impacts.
2. CERTIFY that:
 - a. The Final EIR dated November 2016 was completed in compliance with the California Environmental Quality Act (CEQA).
 - b. The Council reviewed and considered the information contained in the Final EIR dated November 2016, prior to approving the project.
 - c. The Final EIR dated November 2016 reflects and expresses the City's independent judgment and analysis.
 - d. The documents constituting the record of proceedings in this matter are in the custody of the City Clerk and in the files of the Department of Public Works, Bureau of Engineering (BOE).
3. ADOPT the Findings of Fact and Statement of Overriding Considerations (Transmittal 3 of the Final EIR dated November 2016).
4. APPROVE Alternative B3 - demolition of the existing facility with recordation, then replacement with a new 753,730 gross square feet building and 1,173 parking spaces as described in the Final EIR dated November 2016.
5. ADOPT the mitigation monitoring plan contained in the Final EIR dated November 2016.
6. INSTRUCT City staff from City Administrative Officer (CAO), BOE, and the Chief Legislative Analyst (CLA) to report on a financial analysis for the project to the Council.
7. INSTRUCT the CLA and CAO to make technical corrections, as necessary, to those transactions included in the BOE report dated December 7, 2016, to implement the Mayor and Council's intent.
8. ACCEPT the analysis for the additional Alternative B4, and reconfirm the designation of Alternative B3 as the City's preferred alternative.
9. APPROVE the revised schedule to finalize the EIR process as soon as possible.
10. NOTE and FILE the joint report from CLA, CAO and City Engineer, dated November 24,

2014.

11. APPROVE the Civic Center Master Development Plan and Financial Feasibility Study (Plan) as a conceptual facilities plan and financing framework to be studied and analyzed as required under CEQA.
12. INSTRUCT the CAO, with assistance from BOE and the CLA, to report through the Municipal Facilities Committee (MFC) for guidelines and instructions for implementation of and/or phasing of any portions of the conceptual facilities plan.
13. INSTRUCT the CAO and CLA, with other necessary departments, to define and provide an accurate description of any individual project(s) intended to be included as part of the Plan, in order to facilitate the study of such project(s) as required under CEQA.
14. INSTRUCT the CAO and CLA to coordinate with the Department of City Planning on any proposed or resulting land use changes that could impact the General Plan within the Study Area.
15. INSTRUCT the CAO and CLA to report to Council following preparation of the required CEQA documentation for Council's consideration of such documentation in conjunction with Council's determination of whether to adopt the Plan and approve any individual projects.
16. NOTE and FILE the report from the CAO dated January 6, 2017.
17. INSTRUCT the BOE, in collaboration with the Department of City Planning, to initiate a study to develop urban design guidelines for the Civic Center Master Development Plan area and associated future improvements.
18. INSTRUCT the CAO to report with a potential financing plan or options on how to fund the development of the Parker Center Site and the Civic Center Master Development Plan.

Fiscal Impact Statement: The MFC reports that there will be no additional impact on the General Fund as a result of approving Recommendation Nos. 8 and 9 as funding has been previously allocated for this purpose. The CAO reports that there is no additional impact to the General Fund from approval of Recommendation Nos. 11-15. There will likely be impacts to the General Fund from implementation or development of any of the phases in the plan. However, the extent of the future impact on the General Fund as a result of implementing the Civic Center Land Use Master Plan and Financial Feasibility Study will be entirely dependent on final actions taken by the Council and is unknown at this time.

Community Impact Statement: None submitted.

SUMMARY

At the meeting held on March 21, 2017, your Entertainment and Facilities Committee considered a Final EIR regarding the Parker Center Site; City Engineer report and joint report from the CLA, CAO and City Engineer relative to the Parker Center Site and certification of the Final EIR; MFC report relative to additional environmental analysis for the Parker Center Site; and, reports from

the CAO relative to the Civic Center Land Use Master Plan and Financial Feasibility Study. Testimony on this matter was provided by staff from the City Attorney's Office, the CAO and BOE. During the discussion of the item, Councilmember Krekorian asked that Recommendation No. 8 of the BOE report dated December 7, 2016 be referred to the Budget and Finance Committee for consideration. This recommendation requested that Council re-approve the use of \$10,000,000 in Municipal Improvement Corporation of Los Angeles financing included in the Fiscal Year 2014-15 Adopted Budget for the New Civic Center Building included in the Capital Improvement Expenditure Program. After an opportunity for public comment was held, the Committee moved to approve the recommendations presented by BOE, the CAO, and the MFC, as detailed above, as amended. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

ENTERTAINMENT AND FACILITIES COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
O'FARRELL:	YES
KREKORIAN:	YES
BUSCAINO:	ABSENT

ME

-NOT OFFICIAL UNTIL COUNCIL ACTS-