

ENVIRONMENTAL IMPACT REPORT, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and Zone Change for the property located at 1900 South Broadway.

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

1. CERTIFY that the Environmental Impact Report (EIR) (No. ENV-2014-1773-EIR; State Clearing House No. 2014071054) has been completed in compliance with the California Environmental Quality Act (CEQA), the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file No. 16-1058-S2 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and, ADOPT the Environmental Impact Report.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring Program as the Findings of Council and ADOPT the Mitigation Monitoring Program, as modified by the PLUM Committee and attached to Council file No. 16-1058-S2.
3. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the DCP and ADOPT the Statement of Overriding Considerations.
4. ADOPT the FINDINGS of the PLUM Committee, including the revised environmental findings, as the Findings of the Council.
5. RESOLVE TO GRANT IN PART/DENY IN PART THE APPEAL filed by Joe Donlin, United Neighbors in Defense Against Displacement (UNIDAD) on behalf of UNIDAD, and THEREBY DENY the appeal and SUSTAIN the decision of the Los Angeles City Planning Commission (LACPC) in approving the following, subject to Conditions of Approval as modified by the PLUM Committee and attached to Council file No. 16-1058-S2:
 - a. Conditional Use for a Major Development Project for the addition of more than 100,000 square feet of non-residential floor area in the C2 zone.
 - b. Master Conditional Use to allow the on-site sale, dispensing and consumption of a full line of alcoholic beverages for up to 18 establishments and the sale of a full line of alcoholic beverages for off-site consumption for up to two establishments.
 - c. Master Conditional Use to allow live entertainment and/or patron dancing for up to five establishments.
 - d. Variances to allow 289 on-site trees in lieu of the otherwise required 361 trees; and to allow alternative short-term and long-term bicycle stall siting, including a complimentary valet service for the hotel component.
 - e. Site Plan Review for a project that would result in an increase of more than 50 dwelling

units and more than 50,000 gross square feet of non-residential floor area.

- f. Special Permission for the Reduction of Off-Street Parking to allow a 10 percent parking reduction for commercial uses located within 1,500 feet of a transit facility.
6. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and the Los Angeles City Planning Commission LACPC, APPROVING the proposed General Plan Amendment to change the land use designation from Limited Manufacturing to Community Commercial within the Southeast Los Angeles Community Plan, and modified Footnote No. One of the Southeast Los Angeles Community Plan's Land Use map to allow Height District Two, for the property located at 1900 South Broadway.
 7. PRESENT and ADOPT the accompanying NEW ORDINANCE, dated November 1, 2016 and approved by the Director of Planning on behalf of the LACPC, effecting a Zone Change from [Q]M1-2-O and M1-2-O to [T][Q]C2-2-O-SN, for a mixed-use project consisting of 549 apartment units, including 21 live/work units and 895 residential condominiums, a 208-key hotel, 67,702 square feet of retail/restaurant uses, 29,355 square-foot grocery store, 17,507 square-foot gallery, and 7,879 square-foot fitness studio to the existing Reef building, which will be maintained and includes 8,000 square-foot addition for a rooftop restaurant, including several buildings ranging in height from 77 feet up to 420 feet on an approximately 9.7-acre property consisting of two City blocks and including 2,512 vehicle parking spaces and 1,906 bicycle parking stalls, with the project containing approximately 2,541,468 square feet of floor area upon full build out, for the property located at 1900 South Broadway, subject to Conditions of Approval.
 8. NOT PRESENT and ORDER FILED the ORDINANCE dated August 11, 2016.
 9. REQUEST the City Attorney to prepare and present an Ordinance establishing The Reef Transit-Oriented Sign District pursuant to the provisions of Section 13.11 of the Los Angeles Municipal Code (LAMC), to include modifications presented in the PLUM Committee and attached to Council file No. 16-1058-S2.
 10. INSTRUCT the DCP to update the General Plan and appropriate maps pursuant to this action.
 11. ADVISE the applicant of Q Qualified pursuant to Section 12.32-G 3 of the LAMC as followed:

...the Council may decide to impose a permanent Q Condition...identified on the Zone Change map by the symbol Q in brackets...There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the bracket surrounding the Q symbol shall be removed.
 12. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any

necessary fees to cover the cost of such monitoring.

13. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: PHR LA MART, LLC

Representative: Edgar Khalatian, Mayer Brown, LLP

Case No. CPC-2014-1771-GPA-VZC-SN-VCU-MCUP-CUX-ZV-SPR

CEQA No. ENV-2014-1773-EIR

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.

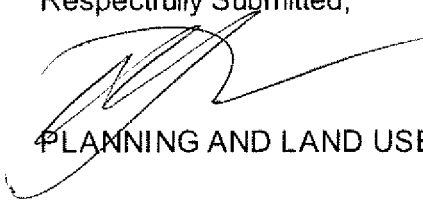
TIME LIMIT FILE - DECEMBER 11, 2016

(LAST DAY FOR COUNCIL ACTION - DECEMBER 9, 2016)

Summary:

At a regular meeting held on November 1, 2016, the PLUM Committee considered a General Plan Amendment, Zone Change and an appeal for the property at 1900 South Broadway. Staff from the DCP provided the Committee information regarding the project and presented some technical corrections. Councilmember Price commented on the project and read into the record some amendments to the project. The Appellant and it's representative and the Applicant's representative commented on the project. After an opportunity for public comment, the Committee recommended to deny the appeal and approve the General Plan Amendment with the recommendations presented by Councilmember Price, and the technical corrections presented by the DCP, and the Zone Change. This matter is now submitted to the Council for it's consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	ABSENT
CEDILLO	YES
ENGLANDER	ABSENT
PRICE	YES

SD
16-1058-S2_RPT_PLUM_11-1-16

-NOT OFFICIAL UNTIL COUNCIL ACTS-