

ENVIRONMENTAL IMPACT REPORT, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract Map appeal for the property located at 1900 South Broadway.

Recommendations for Council action:

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 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, revised by the PLUM Committee and attached to Council file No. 16-1058.
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 the UNIDAD, and THEREBY DENY the appeal and APPROVE Vesting Tentative Tract Map No. VTT-72914-1A, for a project consisting of four ground lots and 76 airspace lots for the development of 1,444 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 west lot currently developed with approximately 861,162 square feet and includes the 12-story Reef building and 400 surface parking spaces, 4.7-acre east lot currently developed with an approximately 11,150 square-foot warehouse/distribution building and 700 surface parking spaces and demolition of a warehouse/distribution building and surface parking lots, for the property located at 1900 South Broadway, subject to Conditions of Approval, as modified by the PLUM Committee and attached to Council file No. 16-1058.

Applicant: PHR LA MART, LLC

Representative: Edgar Khalatian, Mayer Brown, LLP

Case No. VTT-72914-1A

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 - NOVEMBER 23, 2016**

**(LAST DAY FOR COUNCIL ACTION - NOVEMBER 23, 2016)**

Summary:

At a regular meeting held on November 1, 2016, the PLUM Committee considered a Vesting Tentative Tract Map 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 Vesting Tentative Tract Map with the amendments presented by Councilmember Price, and the technical corrections presented by the DCP. 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

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**