

ENVIRONMENTAL IMPACT REPORT (EIR), STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the property located at 333 South La Cienega Boulevard.

Recommendations for Council action:

1. DETERMINE based on the whole of the administrative record, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21155.1 as a Sustainable Communities Project.
2. FIND that the City Council has reviewed and considered the information contained in the EIR prepared for this project, which includes the Draft EIR, No. ENV-2015-897-EIR (SCH No. 2016011061) dated May 29, 2016, and the Final EIR, dated September 12, 2016, (333 South La Cienega Project EIR), as well as the whole of the administrative record.
3. CERTIFY that a) the 333 South La Cienega Project EIR has been completed in compliance with the CEQA; b) the 333 South La Cienega Project EIR was presented to the City Council as a decision-making body of the lead agency; and c) the 333 South La Cienega Project EIR reflects the independent judgement and analysis of the lead agency.
4. ADOPT a) the related and prepared 333 South La Cienega Project Environmental Findings; b) the Statement of Overriding Considerations; and c) the Mitigation Monitoring Program prepared for the 333 South La Cienega Project EIR.
5. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
6. RESOLVE TO GRANT IN PART/DENY IN PART THE APPEAL filed by Beverly Wilshire Homes Association, Incorporated (Representative: Sabrina D. Venskus, Esq., Venskus and Associates, A.P.C.), to DENY the appeal and THEREBY APPROVE Vesting Tentative Tract Map No. 74131-2A, for a mixed-use development consisting of 145 residential units, with: a) a minimum of seven units shall be reserved as Very Low Income units for five percent of the base dwelling units, as defined by the State Density Bonus Law 65915(c)(2); b) a minimum of one unit shall be reserved as a Very Low Income unit (not Density Bonus - based on additional unit to reflect five percent of total units for Very Low Income); c) a minimum of six units shall be reserved as Moderate Income units (not Density Bonus), and 31,055 square feet of commercial uses consisting of a 27,685 square-foot grocery market and 3,370 square-foot restaurant, with the height of the development being up to 185 feet on an approximately 1.15-acre site, including 362 total parking spaces for commercial and residential uses within two subterranean levels and three parking levels above the ground floor, including 299 bicycle parking spaces, and containing 294,294 square feet of floor area upon full build out, for the property located at 333 South La Cienega Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee and attached to Council file No. 16-1368.

Applicant: CRM Properties

Representative: George J. Mihalsten, Latham and Watkins LLP

Case No. VTT-74131-2A

CEQA No. ENV-2015-897-EIR

Fiscal Impact Statement: The Los Angeles City Planning Commission report that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - JANUARY 27, 2017**

**(LAST DAY FOR COUNCIL ACTION - JANUARY 27, 2017)**

Summary:

At a Special meeting held on January 18, 2017, the PLUM Committee considered an appeal relative to a Vesting Tentative Tract for the property at 333 South La Cienega Boulevard. Councilmember Koretz expressed his support of the project and how the developer worked with Council District Five, the Neighborhood Councils and the community to accommodate needs and concerns posed by the community. Staff from the Department of City Planning (DCP) presented background information to the Committee regarding the overall project. Councilmember Englander presented a document summarizing the modifications to the project recommended by Council District Five and the DCP. After an opportunity for public comment, the Committee recommended to grant in part/deny in part the appeal, and approve the changes presented by Council District Five and the DCP. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**