

ENVIRONMENTAL IMPACT REPORT (EIR), DRAFT EIR, FINAL EIR, 4051 SOUTH ALAMEDA STREET EIR, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for the properties located at 4051 South Alameda Street (1700-1838 East Martin Luther King Jr. Boulevard, 1708-1835 East 40th Place, 1707-1843 East 41st Street, 4014 and 4066 South Long Beach Avenue East, and 4015, 4017, 4051 South Alameda Street).

Recommendations for Council action:

1. FIND, that the Los Angeles City Planning Commission (LACPC) has reviewed and considered the information contained in the EIR prepared for this project, which includes the Draft EIR No. ENV-2012-920-EIR (State Clearinghouse No. 2014061030) dated April 19, 2013, as well as the whole of the administrative record.
2. FIND, the following: a) the 4051 South Alameda Street EIR has been completed in compliance with the California Environmental Quality Act (CEQA); b) the 4051 South Alameda Street EIR was presented to the LACPC as a decision-making body of the lead agency; and c) the 4051 South Alameda Street EIR reflects the independent judgment and analysis of the lead agency.
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 Department of City Planning and ADOPT the Statement of Overriding Considerations.
4. 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.
5. ADOPT the FINDINGS of the LACPC, including the related and prepared 4051 South Alameda Street Environmental Findings, as the Findings of the Council.
6. RESOLVE TO DENY THE APPEAL filed by Mr. Tezozomoc, South Central Farmers (Representative: Michelle Black, Chatten-Brown and Carstens LLP), and THEREBY SUSTAIN the decision of the LACPC in certifying the 4051 South Alameda Street EIR for the subdivision of one 562,314 net square-foot parcel into four lots (Lot 1: 3.23 net acres, Lot 2: 3.23 net acres, Lot 3: 3.23 net acres, and Lot 4: 3.23 net acres) in the M2-2 Zone, which includes the construction of four industrial buildings (Building 1: 115,973 square feet and 123 parking spaces, Building 2: 133,680 square feet and 79 parking spaces, Building 3: 116,724 square feet and 96 parking spaces, and Building 4: 113,743 square feet and 106 parking spaces), and the merger of the right-of-way of 40th Place and the two alleys north and south of 40th Place, for the properties located at 4051 South Alameda Street (1700-1838 East Martin Luther King Jr. Boulevard, 1708-1835 East 40th Place, 1707-1843 East 41st Street, 4014 and 4066 South Long Beach Avenue East, and 4015, 4017, 4051 South Alameda Street).

Applicant: Pima Alameda Partners, LLC

Representative: Richard Lucas, CEG Construction; Barry Segal; and REA Architects

Case No. AA-2012-919-PMLA-1A

CEQA No. ENV-2012-920-EIR; SCH No. 2014061030

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 March 7, 2017, the PLUM Committee considered an appeal for the properties located at 4051 South Alameda Street, etc. The appellant and the applicant representative provided comments regarding the project. Staff from the Department of City Planning answered questions posed by the Committee members. After an opportunity for public comment, the Committee recommended to deny the appeal and approve the 4051 South Alameda Street EIR and related environmental findings. 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	ABSENT
ENGLANDER	YES
PRICE	ABSENT

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**