

FINAL ENVIRONMENTAL IMPACT REPORT (EIR), DRAFT EIR, ENERGY ENVIRONMENTAL IMPACT, ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATION, MITIGATION MONITORING PROGRAM and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to certification of partially revised Final EIR for the Landmark Apartments Project located at 11750-11770 Wilshire Boulevard.

Recommendations for Council action:

1. DE-CERTIFY the Section of the Final EIR, originally certified on February 14, 2017, that analyzed environmental impacts related to energy found on pages VII-12 - VII-19 of the Draft EIR dated April 2016.
2. CERTIFY a new Section of the Final EIR analyzing environmental impacts related to Energy and:
 - a. Find that the City Council reviewed and considered the information contained in the Energy Impact Section (EIR No. 2014031014) dated October 2018, and the Final EIR prepared for the Energy Impact Section (collectively Landmark Apartment Project EIR Energy Impact Section), dated January 2019, as well as the whole of the administrative record.
 - b. Certify the following:
 - i. That the Landmark Apartment Project EIR Energy Impact Section has been completed in compliance with the California Environmental Quality Act (CEQA).
 - ii. That the Landmark Apartment Project EIR Energy Impact Section has been completed in compliance with the June 28, 2018 Court Ruling and the October 2, 2018 Writ of Mandate.
 - iii. That the Landmark Apartment Project EIR Energy Impact Section was presented to the City Council as a decision-making body of the lead agency.
 - iv. That the Landmark Apartment Project EIR Energy Impact Section reflects the independent judgment and analysis of the lead agency.
 - v. That the Responses to Comments on the Landmark Apartment Project EIR Energy Impact Section fully considered and responded to the comments received and include substantial evidence that none of these comments provided substantial evidence that the project would result in changed circumstances, significant new information, considerably different mitigation measures, new or more severe significant impacts than were discussed in the Landmark Apartment Project EIR Energy Impact Section, a feasible project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the significant environmental impacts of the Project, but the Project's proponents decline

to adopt it, or that the Landmark Apartment Project EIR Energy Impact Section was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded; accordingly, recirculation of the Landmark Apartment Project EIR Energy Impact Section is not required.

- c. Find that because the Landmark Apartment Project EIR Energy Impact Section determined that the Landmark Apartment Project's environmental impacts related to energy are less than significant as was determined in the Final EIR dated September 2016, the Environmental Findings made pursuant to CEQA Guidelines Section 15091 need not be amended except for amendments to the findings related to energy impacts to correct a factual error in those findings and so as to be consistent with the Landmark Apartment Project EIR Energy Impact Section; and, Adopt these amendments to the Findings.

- d. Find that because the Landmark Apartment Project EIR Energy Impact Section determined that the Landmark Apartment Project's environmental impacts related to energy are less than significant as was determined in the Final EIR dated September 2016, the Statement of Overriding Consideration and Mitigation Monitoring Program adopted by the City Council on February 14, 2017 do not have to be revised or readopted, and remain in full force and effect.

Applicant: Douglas Emmett Management LLC

Representative: Dale Goldsmith, Armbruster Goldsmith Delvac

Environmental No. ENV-2013-3747-EIR; State Clearinghouse No. 2014031014

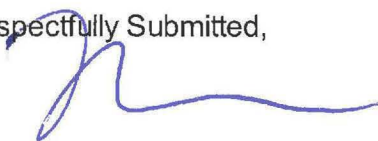
Fiscal Impact Statement: None submitted by the Department of City Planning. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on February 12, 2019, the PLUM Committee considered a DCP report regarding court ruling modifications to the Landmark Apartment Project EIR. Staff from the DCP provided an overview of the court proceeding involving one portion of the EIR, and added that the project was previously approved by the City Council. The applicant representative additionally commented on the EIR and the project approval. A representative of Council District 11 supports the recommendations. After an opportunity for public comment, the Committee recommended to approve the recommendations in the DCP report. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	YES
BLUMENFIELD	YES
PRICE	YES
CEDILLO	YES
SMTH	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-