

ENVIRONMENTAL IMPACT REPORT (EIR), THE FIG AND 8TH PROJECT EIR, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Transfer of Floor Area Rights (TFAR) and Appeals for the properties located at 744 South Figueroa Street, 732-756 South Figueroa Street and 829 West 8th Street.

Recommendations for Council action:

1. FIND, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Fig and 8th Project EIR, No. ENV-2016-1951-EIR (State Clearinghouse No. 2016101076), certified on January 24, 2019 and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent EIR, Negative Declaration, or addendum is required for approval of the Project.
2. ADOPT the FINDINGS of the PLUM Committee as the Findings of Council.
3. APPROVE a TFAR from the Los Angeles Convention Center (Donor Site) located at 1201 South Figueroa Street, for up to 122,480 square-feet to the Project Site (Receiver Site), thereby permitting a maximum 8.43:1 Floor Area Rights (FAR) in lieu of the otherwise permitted maximum 6:1 FAR, and Public Benefits Payment, for the demolition of an existing surface parking lot for the construction of a new 41-story, 530-foot tall, mixed-use development consisting of 438 residential condominiums and approximately 7,493 square feet of ground floor commercial retail and restaurant uses, providing 505 automobile parking spaces within four subterranean, and three above-grade parking levels, with the new building containing approximately 424,490 square feet of floor area for a Floor Area Ratio of 8.43:1; for the properties located at 744 South Figueroa Street, 732-756 South Figueroa Street and 829 West 8th Street, subject to modified Conditions of Approval and Findings, and as modified by the PLUM Committee.
4. INSTRUCT the Chief Legislative Analyst to convene the Public Benefit Trust Fund Committee within six month of the receipt of the Public Benefit Payment by the Public Benefit Trust Fund.
5. RESOLVE TO DENY THE APPEAL filed by the Southwest Regional Council of Carpenters (Representative: Nicholas Whipps, Wittwer Parkin LLP); and RESOLVE TO GRANT THE APPEAL filed by MFA 8th and Figueroa LLC (Representative: Donna Tripp, Craig Lawson and Company LLC), and THEREBY APPROVE the modification to the Site Plan Review for a project which results in 50 or more residential units, as modified by the PLUM Committee.

Applicant: Kenji Yamamoto, MFA 8th Figueroa LLC

Representative: Donna Shen Tripp, Craig Lawson and Company LLC

Case No. CPC-2016-1950-TDR-SPR-1A

Related Case No. VTT-74197-2A

Environmental No. ENV-2016-1951-EIR; SCH No. 2016101076

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - JUNE 30, 2019

(LAST DAY FOR COUNCIL ACTION - JUNE 28, 2019)

Summary:

At a regular meeting held on June 18, 2019, the PLUM Committee considered a report from the LACPC and appeals for the properties located at 744 South Figueroa Street, 732-756 South Figueroa Street and 829 West 8th Street. Department of City Planning Staff provided an overview of the matter. Representatives for the Applicant and Appellants provided comments. After an opportunity for public comment, the Committee recessed into closed session to confer with its legal Counsel. Thereafter, the Committee recommended approving the TFAR as modified, denying the appeal filed by the Southwest Regional Council of Carpenters (Representative: Nicholas Whipps, Wittwer Parkin LLP); and granting the appeal filed by MFA 8th and Figueroa LLC (Representative: Donna Tripp, Craig Lawson and Company LLC), by modifying the Site Plan Review. 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
SMITH	ABSENT

RM

-NOT OFFICIAL UNTIL COUNCIL ACTS-