

ENVIRONMENTAL IMPACT REPORT (EIR) and ERRATA (COLLECTIVELY THE FIG PROJECT EIR), STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM (MMP) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Vesting Tentative Tract Map appeals for the properties located at 3900 South Figueroa Street, 3900-3972 South Figueroa Street, 3901-3969 South Flower Street, and 450 West 39th Street.

Recommendations for Council action:

1. FIND that, pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the City Council has reviewed and considered the information contained in the Draft EIR No. ENV-2016-1892-EIR (SCH No. 2016071049) dated October 2017, and the Final EIR dated October 2018, and Errata dated November 2018 and January 2019 (Collectively The Fig Project EIR), as well as the whole of the administrative record; CERTIFY that a) The Fig Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA); b) The Fig Project EIR was presented to the Los Angeles City Planning Commission (LACPC) as a decision-making body of the lead agency; and c) The Fig Project EIR reflects the independent judgement and analysis of the City Council; and ADOPT a) The related and prepared Fig Project Environmental Findings; b) The Statement of Overriding Considerations; and c) The MMP prepared for The Fig Project EIR.
2. ADOPT the FINDINGS of the LACPC as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by Mitchell M. Tsai on behalf of SAJE (Representative: Mitchell M. Tsai, Attorney at Law) and Jim Childs, West Adams Heritage Association, and THEREBY SUSTAIN the decision of the LACPC in approving the Vesting Tentative Tract Map for the merger and resubdivision of an approximately 4.4-acre (191,047 square-foot) site into one ground lot and eight commercial condominium lots for a new mixed-use development and to vacate a portion of the existing right-of-way along Flower Drive, and a Haul Route for the export of 60,800 cubic-yards of soil, for the properties located at 3900 South Figueroa Street, 3900-3972 South Figueroa Street, 3901-3969 South Flower Drive, and 450 West 39th Street, subject to Conditions of Approval.

Applicant: Scott Gale, Ventus Group

Representative: William F. Delvac, Armbruster Goldsmith and Delvac, LLP

Case No. VTT-74193-2A

CEQA No. ENV-2016-1892-EIR (SCH. No. 2016071049)

Fiscal Impact Report: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

**TIME LIMIT ITEM - JUNE 14, 2019**

**(LAST DAY FOR COUNCIL ACTION - JUNE 14, 2019)**

Summary:

At a regular meeting held on May 21, 2019, the PLUM Committee considered a LACPC report and appeals for the properties located at 3900 South Figueroa Street, 3900-3972 South Figueroa Street, 3901-3969 South Flower Drive, and 450 West 39th Street. Department of City Planning (DCP) Staff provided an overview of the matter. Representatives for one of the Appellants and for the Applicant provided comments. The second Appellant withdrew the appeal. Council Member Price, or District Nine, provided comments and DCP Staff responded to the appeals. After an opportunity for public comment, the Committee recommended to deny the appeals and sustain the decision of the LACPC. 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	ABSENT
BLUMENFIELD	YES
PRICE	YES
CEDILLO	ABSENT
SMITH	YES

RM

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**