

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a transfer of Floor Area Rights for a project located at 1308 South Flower Street, 1306 South Hope Street and 516, 520, 524, 526, 530, 534 West Pico Boulevard.

Recommendations for Council action:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 13-0491 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2012-1666-MND-REC2] filed on April 12, 2013.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), including the Environmental Findings, as the Findings of the Council.
3. APPROVE a transfer of Floor Area Rights, pursuant to Los Angeles Municipal Code Sections 14.5.6 and 14.5.8 through 14.5.12, from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, a City-owned property, to Site A (Receiver Site) for the approximate amount of 86,466 square feet thereby allowing a 4.78:1 Floor Area Ratio (FAR) and 232,501 square feet of floor area in lieu of a 3:1 FAR and 146,035 square feet of floor area, subject to Conditions of Approval. This project, known as the Onyx project, is located on two separate sites (Site A and Site B) with two separate buildings with approximately 377,840 square feet including 410 apartments and 42,000 square feet of retail/commercial spaces on 1.86 acres. Site A is located at 1308 South Flower, 516, 520, 524, 526, 530, 534 West Pico Boulevard. Site B is located at 1306 South Hope Street, 416, 418, 420, 422, 424, 426, 430, 432, 434 West Pico Boulevard.

Applicant: Simon Ha, Onyx East Apartments, LLC and Alpine Group, LLC
Representative: Ryan Leaderman

Case No. CPC-2012-1665-TDR-ZV-SPR

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 the public hearing held on March 4, 2014, the Planning and Land Use Management Committee considered a transfer of floor area rights request for a project located at 1308 South Flower Street, 1306 South Hope Street, and West Pico Boulevard. After an opportunity for public comment, the Committee recommended that Council approve the recommendations contained in the report from the Department of City Planning. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

| <u>MEMBER</u> | <u>VOTE</u> |
|---------------|-------------|
| HUIZAR: | YES |
| CEDILLO: | ABSENT |
| ENGLANDER: | YES |

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-