

ENVIRONMENTAL IMPACT REPORT (EIR), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA), Vesting Zone Change and Height District Change, and an appeal for the properties located at 900-1080 South San Julian Street; 901-1075 South San Pedro Street; 1100- 1118 South San Julian Street; 1122-1132 South San Julian Street; 1150 South San Julian Street; 1154 South San Julian Street; 1101-1145 South San Pedro Street; 612-624 East 11th Street; 1021-1023 South San Julian Street; 1027 South San Julian Street; 929 South San Julian Street; 933 South San Julian Street; and 941-945 South San Julian Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in The City Market Los Angeles EIR, No. ENV-2012-3003-EIR (SCH No. 2013021046) certified on March 2, 2018; 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. ADOPT the accompanying RESOLUTION for a GPA to the Central City Community to change the property's land use designation from Light Manufacturing to Regional Commercial and to apply the existing Central City Community Plan Footnote No. 4 to the project site to allow Height District No. 2D.
4. PRESENT and ADOPT the accompanying ORDINANCE dated June 20, 2018, effecting a Vesting Zone Change from M2-2D Zone to [T][Q]C2-2D-SN to permit the construction of the project, including provisions for the application of the Land Use Equivalency Program, for the demolition of approximately 91,729 square feet of the existing structures on-site and the construction of a mixed-use project consisting of 1,719,658 square feet of total developed floor area, including the construction of 945 residential dwelling units, 210 hotel rooms, 294,641 square feet of commercial office uses, 224,862 square feet of retail uses (including restaurants, bars, event space, wholesale uses, and a cinema with 744 seats), and 312,112 square feet corporate/educational campus, including a total of 3,671 parking spaces, with the project anticipated to be built over a 20-year period, for the properties located at 900-1080 South San Julian Street; 901-1075 South San Pedro Street; 1100-1118 South San Julian Street; 1122-1132 South San Julian Street; 1150 South San Julian Street; 1154 South San Julian Street; 1101-1145 South San Pedro Street; 612-624 East 11th Street; 1021-1023 South San Julian Street; 1027 South San Julian Street; 929 South San Julian Street; 933 South San Julian Street; and 941-945 South San Julian Street, subject to Conditions of Approval, as modified by the PLUM Committee and attached to the Council file.
5. RESOLVE TO GRANT THE APPEAL filed by Mark Levy on behalf of The City Market of Los Angeles, Inc. (Representative: Jim Ries, Craig Lawson and Co., LLC) and THEREBY OVERTURN the decision of the Los Angeles City Planning Commission (LACPC), in

disapproving a Supplemental Use District to establish a Sign District for the site.

6. REQUEST the City Attorney to prepare and present an Ordinance for a Supplemental Use District to establish a Sign District, as modified by the PLUM Committee and attached to the Council file.
7. ADVISE the applicant that, pursuant to State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
8. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.
9. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
10. NOT PRESENT and ORDER FILED the Ordinance dated November 9, 2017.

Applicant: Peter Flemming, The City Market of Los Angeles, Inc.

Representative: Jim Ries, Craig Lawson and Co., LLC.

Case No. CPC-2013-4050-GPA-VZC-HD-SN-CU-MCUP-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.


TIME LIMIT FILE - JUNE 29, 2018

(LAST DAY FOR COUNCIL ACTION - JUNE 29, 2018)

Summary:

At a regular meeting held on June 19, 2018, the PLUM Committee considered a GPA, Vesting Zone and Height District Changes and an appeal for the above project. Staff from the Department of City Planning provided an overview of the project and corrected the EIR certification date. The applicant/appellant representative commented on the project and the appeal. After an opportunity for public comment, the Committee recommended to approve the GPA, Vesting Zone and Height District Change Ordinance, grant the appeal and overturn the decision of the LACPC in disapproving a Sign District. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be a stylized 'J' or 'K' followed by a horizontal line.

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	ABSENT
BLUMENFIELD	YES
PRICE	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-