

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center to the Project site located at 1000 South Hill Street, 1000-1034 South Hill Street, and 220-226 West Olympic Boulevard.

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

1. FIND, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the Project, including the approval of the TFAR, Master Conditional Use Permit, and Site Plan Review requests, was assessed in Sustainable Communities Environmental Assessment, No. ENV-2019-1792-SCEA, adopted on June 11, 2019; and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, negative declaration, or addendum is required for approval of the Project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. APPROVE, pursuant to Section 14.5.6 B of the Los Angeles Municipal Code, a TFAR from the Los Angeles Convention Center (Donor Site) at 1201 South Figueroa Street for the approximate amount of 354,277 square feet to the Project Site (Receiver Site) permitting a maximum 13:1 Floor Area Ratio (FAR) in lieu of the maximum permitted 6:1 FAR, for the demolition of an existing surface parking lot and the construction, use, and maintenance of a 60-story, mixed-use building (760 feet in height) with 700 residential dwelling units and 15,000 square feet of ground floor commercial/retail space, including 657,943 square feet of floor area on the 50,611 square-foot site, resulting in a FAR of 13:1; and proposes a total of 1,075 vehicle parking spaces within seven subterranean levels and levels one through four above grade, and a total of 708 long-term and 78 short-term bicycle parking spaces along with approximately 86,976 square feet of open space and amenity areas for residents on the site, with seven street trees being removed from the public right-of-way; 184 new trees are proposed, including 42 street trees, for the property located at 1000 South Hill Street, 1000-1034 South Hill Street, and 220-226 West Olympic Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee, attached to the Council file.

Applicant: Onni Capital, LLC

Representative: Matt Dzurec, Armbruster Goldsmith and Delvac LLP

Case No. CPC-2016-4710-TDR-MCUP-SPR

Environmental No. ENV-2016-4711-MND; ENV-2019-1792-SCEA

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 a regular meeting held on January 14, 2020, the PLUM Committee considered a TFAR from the Los Angeles Convention Center to the Project site located at 1000 South Hill Street, 1000-1034 South Hill Street, and 220-226 West Olympic Boulevard. Representatives from the DCP and Applicant Representative provided comments. Staff from CD 14 provided an amendment for consideration. After an opportunity for public comment, the Committee recommended approving the TFAR as amended by the PLUM Committee, as described above. 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
LEE	ABSENT

RM

-NOT OFFICIAL UNTIL COUNCIL ACTS-