

DRAFT ENVIRONMENTAL IMPACT REPORT (EIR), FINAL EIR (collectively, Fig and 8th Project EIR), FIG AND 8TH PROJECT ENVIRONMENTAL FINDINGS, 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 744 South Figueroa Street, 732-756 South Figueroa Street and 829 West 8th Street.

Recommendations for Council action:

1. CERTIFY the following:
 - a. The Fig and 8th Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA).
 - b. The Fig and 8th Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency.
 - c. The Fig and 8th Project EIR reflects the independent judgement and analysis of the lead agency.
2. ADOPT the following:
 - a. The related and prepared Fig and 8th Project EIR Findings.
 - b. The Statement of Overriding Considerations, as modified by the PLUM Committee.
 - c. The MMP prepared for the Fig and 8th Project EIR.
3. ADOPT the FINDINGS of the PLUM Committee as the Findings of Council.
4. RESOLVE TO DENY THE APPEAL filed by 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 Vesting Tentative Tract Map No. VTT-74197, for the merger and re-subdivision of an approximately 50,335 square-foot site to create one master ground lot comprising the entire site for condominium purposes, creating a mixed-use development, consisting of 438 residential condominiums and five commercial condominiums; and a haul route for the export of 95,000 cubic yards of soil; 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, as modified by the PLUM Committee and attached to the Council file.

Applicant: Kenji Yamamoto, MFA 8th Figueroa LLC

Representative: Donna Shen Tripp, Craig Lawson and Company LLC

Case No. VTT-74197-2A

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

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 Appellant provided comments. After an opportunity for public comment, the Committee recessed into closed session to confer with its legal Counsel. Thereafter, the Committee recommended denying the appeal filed by Southwest Regional Council of Carpenters, and granting the appeal filed by MFA 8th and Figueroa LLC for the Vesting Tentative Tract Map, subject to Modified Conditions of Approval and Findings. 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-