

ENVIRONMENTAL IMPACT REPORT (EIR) and PLANNING AND LAND USE COMMITTEE (PLUM) REPORT relative to a proposed Ordinance for the Olympia Sign District and Transfer of Floor Area Rights (TFAR) for a the properties located at 1001 Olympic Boulevard; 911-955 South Georgia Street; 1000-1016 West James M. Wood Boulevard; 936-950 South Bixel Street; and, 1013-1025 West Olympic Boulevard.

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 Olympia Project EIR, No. Report ENV-2016-4889-EIR, State Clearinghouse (SCH) No. 2017101008, previously certified on January 29, 2019; and pursuant to California Environmental Quality Act (CEQA) 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 (attached to the Council file).
3. APPROVE a TFAR for the transfer of greater than 50,000 square feet of floor area from the City of Los Angeles-owned Convention Center (Donor Site) to the Project site (Receiver Site), resulting in a Floor Area Ratio (FAR) of 13:1 in lieu of 6:1 FAR, a transfer of up to 993,909 square feet, to permit a maximum of 1,845,831 square feet of total floor area for a mixed-use project on a 141,987-square-foot site located within the Central City Community Plan area, for the properties located at 1001 Olympic Boulevard; 911-955 South Georgia Street; 1000-1016 West James M. Wood Boulevard; 936-950 South Bixel Street; and, 1013-1025 West Olympic Boulevard, subject to Conditions of Approval as modified by PLUM (attached to the Council file).
4. REQUEST the City Attorney to prepare and present an Ordinance to establish the Olympia Sign District for a Sign District (Supplemental Use District) for a proposed mixed-use project on a 141,987-square-foot site located within the Central City Community Plan area, for the properties located at 1001 Olympic Boulevard; 911-955 South Georgia Street; 1000-1016 West James M. Wood Boulevard; 936-950 South Bixel Street; and, 1013-1025 West Olympic Boulevard, as modified by the PLUM Committee.
5. RESOLVE TO GRANT THE APPEAL filed by Joseph Lin, LA Gateway LLC (Representative: Francis Park, Park and Velayos LLP) and THEREBY AMENDING Condition No. 16 (Freeway Facing Balconies) of the Site Plan Review for a project located at 1001 Olympic Boulevard; 911-955 South Georgia Street; 1000-1016 West James M. Wood Boulevard; 936-950 South Bixel Street; and, 1013-1025 West Olympic Boulevard, subject to Conditions of Approval as modified by PLUM (attached to the Council file).
6. RESOLVE TO DENY THE APPEAL filed by 926 James M. Wood Boulevard, LLC (Representative: Michael Gonzales, Gonzales Law Group) and THEREBY APPROVING the following: 1) a Master Conditional Use Permit to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption for one establishment, and on-site consumption for up to five establishments, and 2) a Site Plan Review for a project resulting

in an increase of 879 dwelling Units located at 1001 Olympic Boulevard; 911-955 South Georgia Street; 1000-1016 West James M. Wood Boulevard; 936-950 South Bixel Street; and, 1013-1025 West Olympic Boulevard, subject to Conditions of Approval as modified by PLUM (attached to the Council file).

Applicant: Joseph Lin, LA Gateway, LLC

Representative: Francis Park, Park and Velayos, LLP

Case No. CPC-2016-4888-TDR-SN-MCUP-SPR

Environmental No. ENV-2016-4889-EIR: SCH No. 2017101008

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - DECEMBER 11 , 2019

(LAST DAY FOR COUNCIL ACTION - DECEMBER 11, 2019)

Summary:

At a regular meeting held on September 17, 2019, the Planning and Land Use Management Committee considered a LAPCP report relative to a proposed Ordinance for the Olympia Sign District and Transfer of Floor Area Rights (TFAR) for the properties located at 1001 Olympic Boulevard; 911-955 South Georgia Street; 1000-1016 West James M. Wood Boulevard; 936-950 South Bixel Street; and, 1013-1025 West Olympic Boulevard. The Department of City Planning presented the report and answered the Committee's questions regarding the matter. During consideration the Committee provided an opportunity for the Appellant, Applicant, and their respective representatives to provide testimony regarding the project. After providing an opportunity for public comment, the Committee recommended that the Council grant the appeal filed by Joseph Lin, LA Gateway LLC, deny the appeal filed by James M. Wood Boulevard, LLC, approve the TFAR, and request the City Attorney to prepare and present an Ordinance establishing the Olympia Sign District. This matter is now forwarded to Council for its 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

AC

-NOT OFFICIAL UNTIL COUNCIL ACTS-