

ENVIRONMENTAL IMPACT REPORT (EIR), ERRATA, MITIGATION MONITORING PROGRAM (MMP), MITIGATION MEASURES, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, Vesting Zone Change, Height District Change, Site Plan Review, and Appeals relative to a project located at 709-765 South Wall Street, 306-326 East 7th Street, and 750-752 South Maple Avenue.

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

1. FIND, pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the Advisory Agency has reviewed and considered the information contained in the EIR prepared for this project, which includes the Draft EIR, No. ENV-2016-3991-EIR (State Clearinghouse No. 2017051068) dated September 20, 2018, the Final EIR, dated April 12, 2019, and Errata dated July 26, 2019, August 7, 2019, and October 18, 2019 (Southern California Flower Market EIR), as well as the whole of the administrative record; CERTIFY the following: a. the Southern California Flower Market EIR has been completed in compliance with the California Environmental Quality Act (CEQA); b. the Southern California Flower Market EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and c. the Southern California Flower Market EIR reflects the independent judgment and analysis of the lead agency; ADOPT the MMP prepared for the Southern California Flower Market EIR.
2. ADOPT the FINDINGS of the PLUM Committee, including the environmental findings, as the Findings for Council.
3. RESOLVE TO GRANT IN PART and DENY IN PART THE APPEALS filed by: 1) Camille Stough for the Coalition for Responsible Equitable Economic Development (Representative: Camille Stough) and 2) Liza Brereton for the Aids Healthcare Foundation (Representative: Mitchell M. Tsai, Mitchell M. Tsai, Attorney at Law) THEREBY APPROVE the Master Conditional Use Permit to permit the on-site sales and consumption of alcoholic beverages at two restaurants and an event space, within the mixed use building, and the Site Plan Review for a development project which creates 323 dwelling units, for the expansion and redevelopment of the existing Southern California Flower Market facility between Maple Avenue and Wall Street, south of 7th Street, and maintenance of the existing wholesale market, where the existing property consists of two buildings, the North Building (206,517 square feet) and the South Building (185,111 square feet), both of which include open rooftop parking, where the North Building and its rooftop parking will be maintained and renovated, while the South Building will be demolished in order to allow for the development of a new mixed-use building with one level of subterranean parking; additionally, the new mixed-use development will consist of wholesale trade, retail, restaurant, office, and residential uses, and the new South Building would be 15 stories (comprised of a 12-story residential tower, over three stories of office, retail, restaurant, wholesale flower market, and parking) and 205 feet in height, where the development program for both buildings would consist of 323 residential, of which 32 units will be set aside for Moderate Income households; 64,363 square feet of office space; 4,385 square feet of retail space; 63,785 square feet of wholesale space and storage; 13,420 square

feet of food and beverage space; and, 21,295 square feet of event space (of which 6,700 square feet of interior floor area of event space and covered exterior areas of event deck, in conjunction with lobbies and other miscellaneous spaces which are part of the total commercial, retail, wholesale and restaurant areas, comprise 10,226 square feet of building floor area), and the Flower Market would continue to operate in the existing North Building during and after the redevelopment, for the properties located at 709-765 South Wall Street, 306-326 East 7th Street, and 750-752 South Maple Avenue, subject to Conditions of Approval as modified by the PLUM Committee and the technical modifications provided by the DCP (attached to the Council file).

4. ADOPT the accompanying RESOLUTION for a General Plan Amendment to the Central City Community Plan to re-designate the Site from Light Industrial to Community Commercial land use, and remove Footnote No. 2 to allow for an Floor Area Ratio (FAR) increase to 3.9:1 in lieu of the 3:1 FAR otherwise permitted for Height District 2D.
5. PRESENT and ADOPT the accompanying ORDINANCE dated August 8, 2019, effectuating a Vesting Zone Change and Height District Change from M2-2D to (T)(Q)C2-2D.
6. REQUEST the applicant to work with the Coalition for Responsible Equitable Economic Development for the construction of this project.
7. REQUEST the applicant to further evaluate the cost and affordability of the housing units being developed.
8. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
9. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.

10. 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.
11. 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.

Applicant: Scott Yamabe, Southern California Flower Growers, Inc.

Representative: Joel Miller, Gensler

Case No. CPC-2016-3990-GPA-VZC-HD-MCUP-SPR-1A

Related Case No. VTT-74568-2A

Environmental No. ENV-2016-3991-EIR; SCH No. 2017051068

Fiscal Impact Statement: The Los Angeles City Planning Commission (LACPC) reports there is no general fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - NOVEMBER 19, 2019
(LAST DAY FOR COUNCIL ACTION - NOVEMBER 15, 2019)

Summary:

At a regular meeting held on October 29, 2019, the Planning and Land Use Management Committee considered reports from the LACPC, Ordinances, and Appeals filed by: Camille Stough for the Coalition for Responsible Equitable Economic Development (Representative: Camille Stough), and Liza Brereton for the Aids Healthcare Foundation (Representative: Mitchell M. Tsai, Mitchell M. Tsai, Attorney at Law) relative to Council file Nos. 19-1048 and 19-1048-S1 regarding Vesting Tentative Tract Map, General Plan Amendment, Vesting Zone Change, Height District Change, Site Plan Review, and Appeals relative to a project located at 709-765 South Wall Street, 306-326 East 7th Street, and 750-752 South Maple Avenue. Staff from the Department of City Planning presented the project, and the Committee heard testimony from the Applicant and their representative, and from the Appellants, and their representatives. After providing an opportunity for public comment, the Committee recommended that the Council certify the EIR including the Errata, and to grant in part and deny in part the Appeals and thereby approving the project. 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

-NOT OFFICIAL UNTIL COUNCIL ACTS-