

ENVIRONMENTAL IMPACT REPORT (EIR), ERRATA, MITIGATION MONITORING PROGRAM (MMP), MITIGATION MEASURES, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract Map for a project located at 709-765 South Wall Street, 306-326 East 7th Street, and 750-752 South Maple Avenue.

Recommendations for Council action:

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) Liza Brereton, AIDS Healthcare Foundation (Representative: Mitchell M. Tsai, Mitchell M. Tsai, Attorney at Law) and 2) Camille Stough for the Coalition for Responsible Equitable Economic Development (Representative: Camille Stough, Adams, Broadwell, Joseph and Cardozo) and THEREBY APPROVE pursuant to Section 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map for the merger and re-subdivision of a 3.86-net-acre site into three ground lots and 13 airspace lots for a project to expand and redevelop the existing Flower Market facility while maintaining the existing wholesale market 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 Department of City Planning (attached to the Council file).
4. REQUEST the applicant work with the Coalition for Responsible Equitable Economic Development for the construction of this project.
5. REQUEST the applicant further evaluate the cost and the affordability of the housing project mentioned above.

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

Representative: Joel Miller, Gensler

Case No. VTT-74568-2A

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

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

Fiscal Impact Statement: The Los Angeles City Planning Commission 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
CEDILLOW	YES
LEE	ABSENT

AC

-NOT OFFICIAL UNTIL COUNCIL ACTS-