

ENVIRONMENTAL IMPACT REPORTS, MITIGATION MONITORING PROGRAM, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the Transfer of Floor Area Rights (TFAR) for the project site located at 319 - 323 5th Street and 440 - 442 South Hill Street.

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 previously certified 5th and Hill Project Environmental Impact Report (EIR) No. ENV-2016-3766-EIR (State Clearinghouse (SCH) No. 2017031018), which includes the Draft EIR, dated November 1, 2018, and the Final EIR, dated April 26, 2019, and certified on August 2, 2019 and adopted the Environmental Findings and the Mitigation Monitoring Program prepared for the 5th and Hill Project EIR; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project.
2. ADOPT the FINDINGS of the PLUM Committee as the Findings of Council.
3. APPROVE pursuant to Section 14.5.6 of the Los Angeles Municipal Code the requested TFAR Transfer Plan and Public Benefits Payment, subject to Conditions of Approval as modified by the PLUM Committee, attached to the Council file.
4. INSTRUCT that within six months of the receipt of the Public Benefits Payment by the Public Benefit Trust Fund, the Chief Legislative Analyst convene the Public Benefit Trust Fund Committee, pursuant to LAMC Section 14.5.12.

Applicant: Jeffrey Fish, JMF Enterprises V, LLC

Representative: Loren Montgomery, Montgomery Clark Advisors

Case No. CPC-2016-3765-TDR-MCUP-CUX-ZAD-DD-SPR

Environmental No. ENV-2016-3766-EIR; SCH No. 2017031018

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 February 4, 2020, the PLUM Committee considered a TFAR for the project site located at 319 - 323 5th Street and 440 - 442 South Hill Street. Representatives from the Department of City Planning provided background on the matter. Applicant Representative provided comments and requested an amendment to the public benefit provision. Staff from CD 14 provided comments on the matter as well. After an opportunity for public comment, the Committee recommended approving the TFAR for the project site located at 319 - 323 5th Street and 440 - 442 South Hill Street, subject to Conditions of Approval as modified by

the PLUM Committee and amended the public benefit direct provision as requested by the applicant. 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, JR.:	YES
CEDILLO:	YES
LEE:	YES

LC 02/04/20

-NOT OFFICIAL UNTIL COUNCIL ACTS-