

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), and RELATED ENVIRONMENTAL FINDINGS; and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the future development of the proposed Main Street Tower Project (Project), for the properties located at 1123-1161 South Main Street and 111 West 12th Street.

Recommendations for Council action:

1. FIND, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 SCEA, ENV-2018-7379-SCEA, and all comments received, after imposition of all mitigation measures, that:
 - a. There is no substantial evidence that the Project will have a significant effect on the environment.
 - b. The City Council held a hearing on January 18, 2022 for adoption of the SCEA pursuant to PRC Section 21155.2(b).
 - c. The Project is a transit priority project pursuant to PRC Section 21155, and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Report(s) (EIR), including the 2020-2045 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) Program EIR, SCH No. 2019011061, and Addendum, prepared by the Southern California Association of Governments (SCAG).
 - d. All potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA.
 - e. With respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
 - f. The SCEA reflects the independent judgment and analysis of the City.
 - g. The mitigation measures have been made enforceable conditions on the Project.
2. FIND that the Project complies with the requirements of the California Environmental Quality Act for using the SCEA as authorized pursuant to PRC Section 21155.2(b).
3. ADOPT, pursuant to PRC Section 21155.2, the corrected SCEA, dated January 26, 2022, and the MMP prepared for the SCEA, for future consideration of the Project, identified as Planning Case Nos. ZA-2018-7378-ZV-TDR-SPR and VTT-82463, that would result in the demolition of four existing commercial/retail buildings (a total of approximately 28,110 square feet of floor area) and surface parking lot, and the new construction, use, and maintenance of a 30-story (340 feet above grade) mixed-use building with 363 residential dwelling units and 12,500 square feet of ground floor commercial/retail uses; the proposed project would include a four-story above grade parking podium with ground floor retail/commercial uses and an amenity deck and a 26-story residential tower above the amenity deck; and would provide a total of 373 vehicle parking spaces and 195 bicycle parking spaces in accordance with the Los Angeles Municipal Code (LAMC) requirements; primary vehicular access for residential and commercial uses would be provided from Main Street and from the adjacent alley; the proposed project would also provide approximately 39,601 square feet of open space pursuant to the LAMC requirements, would include 343,447 square feet of total floor area resulting in a Floor Area Ratio of 7.03:1; would remove nine existing non-protected street trees in the right-of-way surrounding the project site, eight trees along Main Street and one tree along 12th Street;

and, would require approximately 5,434 cubic yards of soil to be exported and 5,434 cubic yards of soil to be imported to/from the project site; for the properties located at 1123-1161 South Main Street and 111 West 12th Street, as amended by the PLUM Committee on January 18, 2022 to incorporate the following technical corrections:

- a. Correct the reference to the 2040-2045 RTP/SCS EIR contained in the Report from Department of City Planning (DCP), dated September 24, 2021, attached to the Council file, to accurately state: 2020-2045 RTP/SCS Program EIR, SCH No. 2019011061, and Addendum.
- b. Modify the language for the regulatory compliance measure, RCM-BIO-2, of the SCEA to specify the criteria for a qualified biologist, as follows: For the purposes of carrying out the Project’s biological regulatory compliance measures, a “qualified biologist” must at minimum meet the Los Angeles County Department of Regional Planning’s minimum qualifications for a Tier 2 biological consultant; and, will at the time the biologist performs Project activities be listed as a Certified Biological Consultant by the Los Angeles County Department of Regional Planning.

Applicant: Frontier Holdings West, LLC

Representative: Irvine and Associates, Inc.

Case Nos. ZA-2018-7378-ZV-TDR-SPR and VTT-82463

Environmental No. ENV-2018-7379-SCEA

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on January 18, 2022, the PLUM Committee considered reports from the DCP relative to the use of a SCEA for the Project located at 1123-1161 South Main Street and 111 West 12th Street. DCP staff provided an overview of the matter and the proposed technical corrections to the SCEA, as detailed above. After providing an opportunity for public comment, the Committee recommended approval of the SCEA as amended, the MMP prepared for the SCEA, and the Environmental Findings for the Project. 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
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	YES

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-