

FIRST ADDENDUM, ENVIRONMENTAL IMPACT REPORT (EIR) and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for the properties located at 3900-3972 South Figueroa, 3901-3969 South Flower Drive, and 450 39th Street.

Recommendations for Council action:

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 The Fig Project EIR, No. ENV-2016-1892-EIR, SCH. 2016071049, certified on June 12, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, and the Addendum dated October 2022, that no major revisions to the EIR are required and subsequent EIR or negative declaration is required for approval of the Project.
2. ADOPT the Modified CEQA FINDINGS of the Department of City Planning, dated October 13, 2022, as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Flower Drive Tenant Association/ Asociacion de Inquilinos de Flower Drive and THEREBY SUSTAIN the Director of Planning's determination in approving the environmental clearance and Clarification of "Q" (Qualified) Condition Nos. A.1 through A.4 of Ordinance No. 186,185, pursuant to Los Angeles Municipal Code Section 12.32 H and Los Angeles City Planning Commission Guidelines for "Q" Condition Clarifications, to permit the development of the Modified Fig Project in accordance with the updated set of Exhibit A Plans dated July 15, 2022, the Modified Project would adjust the layout of the on-site buildings, remove the hotel and office, and market-rate housing components of the Original Project and provide additional student housing and affordable dwelling units in-lieu of market rate dwelling units, the Original Project proposed 408 dwelling units (222 student housing units, 82 affordable housing units, and 104 market rate units), the Modified Project would include 435 dwelling units (348 student housing units and 87 affordable housing units), commercial uses would be reduced to 23,670 square feet compared to the Original Project's 96,446 square feet of commercial uses, the Modified Project would centralize parking within the Project Site into a parking structure, lined with residential and commercial uses on all frontages, the total amount of development would be reduced from 620,687 square feet under the Original Project to 577,700 square feet under the Modified Project, for the properties located at 3900-3972 South Figueroa, 3901-3969 South Flower Drive, and 450 39th Street.

Applicant: SGRE Fig & Flower Investors I, LLC

Representative: Andrew Brady, DLA Piper, LLP

Case No.: DIR-2022-14-CLQ-HCA

Environmental No.: ENV2016-1892-EIR; SCH No.2016071049

Related Case Nos. CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR (Council File 19-0370-S1); DIR-2020-2157-CLQ; VTT-74193-CN (Council File 19-0370)

Fiscal Impact Statement: None submitted by the Department of City Planning. 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 October 18, 2022, the PLUM Committee considered a report from the Department of City Planning and an appeal for the properties located at 3900-3972 South Figueroa, 3901-

3969 South Flower Drive, and 450 39th Street. DCP staff provided an overview of the matter. A Representative of Council District Nine provided comments in support of denying the appeal. After an opportunity for public comment, and presentations by the Appellant and Applicant representatives, the Committee recommended to deny the appeal and thereby sustain the Director of Planning's determination In approving the environmental clearance and Clarification of "Q" (Qualified) Condition Nos.A.1 through A.4 of Ordinance No. 186,185, pursuant to LAMC Section 12.32 H and Los Angeles City Planning Commission Guidelines for "Q" Condition Clarification. 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
LEE:	YES
RODRIGUEZ:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-