

The Fig Project

Environmental Case: ENV-2016-1892-EIR
State Clearinghouse No.: 2016071049

Project Location: 3900–3972 S. Figueroa Street, 3901–3969 S. Flower Drive, 450 W. 39th Street,
Los Angeles, CA 90037

Community Plan Area: Southeast Los Angeles

Council District: 9 - Price

Project Description: The Fig Project (Project) is a seven-story mixed-use development comprised of Hotel, Student Housing, and Mixed-Income Housing components, within three separate buildings with maximum building heights of up to 83 feet. The Hotel Component includes 298 guest rooms, 15,335 square feet of retail and restaurant uses, 13,553 square feet of shared guest and public amenities, and 7,203 square feet of public meeting spaces, and includes a basement level. The Student Housing Component includes 222 student housing units and 32,991 square feet of retail and restaurant uses. The Mixed-Income Housing Component includes 186 dwelling units (82 dwelling units reserved for Very Low Income households), 20,364 square feet of office, and 7,000 square feet of retail and restaurant uses. All three components would be served by a central nine-story above-ground parking structure, containing one subterranean parking level and a rooftop amenity level, with a maximum building height of up to 90 feet. The Project results in up to 620,687 square feet of floor area, and a floor area ratio (FAR) of 3.25:1, including a commercial FAR of 0.50:1. The Project includes the removal of eight multi-family residential buildings within the Flower Drive Historic District, the removal of surface parking areas, and the export of approximately 60,800 cubic yards of soil.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Eyestone Environmental

APPLICANT:

Ventus Group

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ERRATA NO. 2 TO THE ENVIRONMENTAL IMPACT REPORT FOR THE FIG PROJECT

To further clarify the EIR's impact determinations regarding aesthetics, the following information is being provided:

Senate Bill (SB) 743, enacted in 2013, added Public Resources Code Section 21099, which provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." As set forth in the EIR, the Project is a mixed-use project on an infill site within a transit priority area. Therefore, the Project's aesthetic impacts, pursuant to Public Resources Code, section 21099(d) are not significant impacts on the environment. Public Resources Code, section 21099(d)(2)(B) states that "aesthetic impacts do not include impacts on historical or cultural resources." For this Draft EIR, the City has exercised its discretion to use a threshold of significance related to impacts of an aesthetic nature to historical resources and has analyzed such impacts in the aesthetics section of the Draft EIR, determining them to be significant and unavoidable.

The above information merely re-states and clarifies the information contained in the EIR. No new or changed environmental impact is being identified, and no change is being made to the EIR's environmental impact determinations.

This Errata makes minor clarifications to the Draft and Final EIR for the Project, which clarify and refine the EIR and provide supplemental information to the City decision-makers and the public. CEQA requires recirculation of a Draft EIR only when "significant new information" is added to a Draft EIR after public notice of the availability of the Draft EIR has occurred (refer to California Public Resources Code Section 21092.1 and CEQA Guidelines Section 15088.5), but before the EIR is certified. Section 15088.5 of the CEQA Guidelines specifically states:

New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation includes, for example, a disclosure showing that:

- *A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*

- *A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance.*
- *A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.*
- *The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.*

CEQA Guidelines Section 15088.5 also provides that “[r]ecirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR... A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.”

The information added pursuant to this Errata does not contain significant new information that deprives the public of a meaningful opportunity to comment upon a substantial adverse effect environmental effect of the Project or a feasible way to mitigate or avoid such an effect that the Applicant has declined to adopt. Additionally, information provided in this Errata does not present a feasible Project alternative or mitigation measure considerably different from others previously analyzed in the EIR. All of the information added pursuant to this Errata merely clarifies, corrects, adds to, or makes insignificant modifications to information in the EIR. The City has reviewed the information in this Errata and has determined that it does not change any of the basic findings or conclusions of the EIR, does not constitute “significant new information” pursuant to CEQA Guidelines Section 15088.5, and does not require recirculation of the Draft EIR.