



Southern California Flower Market Project

Environmental Case: ENV-2016-3991-EIR
State Clearinghouse No.: 2017051068

Project Location: 709-765 S. Wall St., 306-326 E. 7th St., and 750-752 S. Maple Ave., Los Angeles, California, 90014

Community Plan Area: Central City

Council District: 14— De León

Project Description: On November 12, 2019, the City of Los Angeles (City) certified an EIR for the Southern California Flower Market Project (Project) that comprised the Draft EIR and Appendices (September 2018), the Final EIR and Appendices (April 2019), Erratum No. 1 (July 26, 2019), Erratum No. 2 (August 7, 2019), and Erratum No. 3 (October 2019). Due to two deficiencies in the EIR related to (1) a construction-noise mitigation measure, and (2) the analysis of the Project's consistency with greenhouse gas (GHG) emissions reduction goals and policies set forth in Senate Bill 32 (SB 32), as determined by the Los Angeles Superior Court (Trial Court) in a lawsuit titled *AIDS Healthcare Foundation v. City of Los Angeles, et al.*, (Los Angeles Superior Court, Case No. 19STCP05445) (Lawsuit), those portions of the Draft EIR (September 2018) associated with the deficiencies were recirculated for public review (Partially Recirculated Draft EIR [PR-DEIR]) from September 16, 2021 to November 1, 2021. This document is the Partially Revised Final EIR (PR-FEIR) to the PR-DEIR, prepared in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15089. The purpose of this PR-FEIR is to provide an opportunity for the lead agency to respond to comments made by the public regarding the content and legal adequacy of the PR-DEIR. Pursuant to CEQA Guidelines Section 15132, this PR-FEIR includes a list of persons and entities that provided comments on the PR-DEIR; responses to comments; non-substantive corrections and additions made to the PR-DEIR; and a revised Mitigation Monitoring Program (MMP) for the Project.

The Project Site is currently improved with two buildings (the north and south building). The Project would maintain and renovate the Project Site's north building, but would demolish the south building and construct a new building in its place. The Project would include a new mixed-use development consisting of wholesale trade, retail, restaurant, office, and residential uses. The Project would include 323 residential units (including 10 percent of units set aside as affordable units for moderate income families), approximately 4,385 square feet of retail space, 64,363 square feet of office space, 63,785 square feet of wholesale space and storage, 13,420 square feet of restaurant space, and 21,295 square feet of event space. The existing north building would continue to operate as the Flower Market with offices on the second floor and an event space and terrace on the fourth floor. The new south building would include the new residential uses, as well as restaurants, a public paseo, retail uses, and additional wholesale flower space. The Court in the Lawsuit found no deficiencies in the description of the Project in the previously certified EIR. In connection with this Partially Revised Final EIR, the Project applicant is not proposing any changes to the Project.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

CAJA Environmental Services, LLC

APPLICANT:

Southern California Flower Growers, Inc.