

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), NO. ENV-2022-6065-SCEA, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, AND RELATED ENVIRONMENTAL FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal filed for the properties located at 6136 West Manchester Avenue; and 8651 South La Tijera Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

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, No. ENV-2022-6065-SCEA, and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; FIND the project is a “transit priority project” as defined by PRC Section 21155 and the project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Reports (EIR), including Southern California Association of Governments 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy EIR SCH No. 20199011061; FIND all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; FIND 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; FIND the SCEA reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the Project; and ADOPT the SCEA and the Mitigation Monitoring Program prepared for the SCEA.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Kylah Staley, Lozeau Drury LLP), and THEREBY SUSTAIN the LACPC’s determination in 1) approving pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption within up to 16,120 square feet of commercial space; 2) approving pursuant to LAMC Section 13.08, a Community Design Overlay (CDO) Compliance review with the design standards and guidelines of the Downtown Westchester CDO; and, 3) approving pursuant to LAMC Section 16.05, a Site Plan Review for a project that creates or results in an increase of 50 or more dwelling units or guest rooms; for the development of a new approximately 416,915 square-foot mixed-use building comprised of 489 dwelling units, including six live-work units and 64 dwelling units set aside for Very Low-Income Households, and 16,120 square feet of ground-floor commercial space; the proposed uses would be located within an eight-story building with a maximum height of 96 feet, the Project would provide 549 vehicular parking spaces that would be located within two subterranean parking levels and buffered into the first and second level of the building; the Project would also include approximately 51,385 square feet of open space, including 43,235 square feet of common open space and 8,150 square feet of private open space, as part of the Project, the existing commercial structures totaling 21,911 square feet of floor area would be demolished, the Project would result in a total floor area of approximately 416,915 square feet with a floor area ratio of 4:1; for the properties located at 6136 West Manchester Avenue; and 8651 South La Tijera Boulevard, subject to Conditions of Approval.

Applicant: 6136 Manchester Avenue Apartments, LLC

Representative: Dana Sayles, three6ixty

Case No. CPC-2022-6064-DB-MCUP-CDO-SPR-HCA-PHP-1A

Environmental No. ENV-2022-6065-SCEA

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

TIME LIMIT FILE – MAY 24, 2025

(LAST DAY FOR COUNCIL ACTION – MAY 23, 2025)

Summary:

At a regular meeting held on May 13, 2025, the PLUM Committee considered a report from the LACPC and an appeal filed for the properties located at 6136 West Manchester Avenue; and 8651 South La Tijera Boulevard. A representative from Council District 11 provided comments in support of denying the appeal. SAFER's Representative (Appellant) submitted a letter to withdraw their appeal, attached to the Council file. After an opportunity for public comment, the Committee recommended to deny the appeal and thereby sustain the LACPC's determination in approving a Main Conditional Use Permit, a Community Design Overlay Compliance review with the design standards and guidelines of the Downtown Westchester CDO, and a Site Plan Review; and, adopt the SCEA and the Mitigation Monitoring Program prepared for the SCEA, project findings and Conditions of Approval. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	ABSENT
RAMAN:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-