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November 2, 2023

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

SUPPLEMENTAL REPORT REGARDING APPEAL OF CASE NO. CPC-2022-7047-CU-DB-SPR-HCA FOR PROPERTY LOCATED AT 1200-1218 NORTH VINE STREET AND 6245-6247 WEST LEXINGTON AVENUE WITHIN THE HOLLYWOOD COMMUNITY PLAN AREA (CF 23-0673)

The project involves the demolition of two existing commercial buildings and one surface parking lot for the construction of a new seven-story mixed-use building with 151 dwelling units (17 units set aside for Very Low Income Households). The proposed building is 87 feet in height and has 143,295 square feet of floor area. The project includes 3,690 square feet of commercial ground floor uses and 87 vehicle parking spaces.

The City Planning Commission approved the project on May 11, 2023. Subsequently, on June 5, 2023, the Lozeau Drury LLP law firm, on behalf of the Supporters Alliance for Environmental Responsibility (SAFER), appealed the City Planning Commission's approval of the project's Conditional Use permit and Site Plan Review entitlements.

On February 7, 2023 and May 3, 2023, prior to the City Planning Commission meeting, SAFER submitted comments on the CEQA clearance alleging that the project would have health risks due to air quality impacts and noise impacts to which the environmental consultant CAJA Environmental Services, LLC provided responses for explaining that SAFER's arguments were not found to be sufficient evidence to determine that project does not qualify for a CEQA Class 32 Exemption. These letters were included in the Staff Recommendation report reviewed and approved by the City Planning Commission on May 11, 2023. The City Planning Commission determined that there was no substantial evidence of any insufficiencies in the CEQA Class 32 Exemption and that all of the project's potential environmental impacts have been appropriately analyzed, with the conclusion that the project will not have any significant impacts.

For the appeal herein, SAFER has submitted primarily same CEQA related comments that were previously submitted to and evaluated by the City Planning Commission. Additionally, the appellant argues that since the project's CEQA clearance was incorrectly approved, the Site Plan Review approval is also invalid. Responses to the appellant's comments are provided in detail by the applicant's environmental consultant, CAJA Environmental Services, LLC, in correspondence dated April 13, 2023 and included in the subject council file. In summary, the CEQA appropriately discloses and analyzes all air quality, noise, and health risk impacts, and there is no substantial evidence or any unusual circumstance indicating that a health risk analysis would be necessary for the project.

In addition to the Class 32 Categorical Exemption approved by CPC for the proposed 7-story mixed use residential building, the applicant also prepared a Sustainable Communities Project Exemption (SCPE) under CF 23-0637-S1 which planning staff reviewed for compliance. With that Planning staff recommends that PLUM deny the appeal and approve the SCPE for the project located at 1200-1218 Vine Street and 6245-6247 West Lexington Avenue.

In summary, the appeal does not provide any substantial evidence of any significant environmental impacts. Planning has evaluated the proposed project and determined that the Class 32 CEQA Exemption appropriately analyzes the project's environmental impacts under CEQA. Therefore, Planning recommends that the Planning and Land Use Management Committee deny the appeal and sustain the City Planning Commission's decision.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



MORE SONG
City Planner