

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

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EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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August 13, 2024

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:

1848 SOUTH GRAMERCY PLACE; CF 23-0497, ENV-2020-2116-CE-1A

On February 23, 2023 pursuant to Section 12.22.A.25 of the Los Angeles Municipal Code, the Los Angeles City Planning Commission (CPC) voted to approve a State Density Bonus, with Off-Menu Incentives and Waivers of Development Standards. The project is for the Construction, use, and maintenance of an eight-story, 89 -foot tall mixed-use building comprised of 33 residential dwelling units (Three units are restricted to Very Low Income households), and approximately 466 square feet of commercial space. This Project will provide two levels of parking at-grade and at the second floor, comprising a total of 20 parking spaces. The Project also provides 32 long-term and five short-term bicycle parking spaces. The project will be 37,025 square feet in floor area with a Floor Area Ratio ("FAR") of 6.04:1.

As stated in its April 4, 2023 Letter of Determination, CPC also determined that, based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32 (Infill Development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

On April 19, 2023, a CEQA appeal was filed by Jean Frost and Laura Meyers on behalf of the West Adams Heritage Association. Documents supporting the appeals were submitted to the Council File on April 21 and May 10, 2023.

On August 15, 2023, the Planning and Land Use Management Committee convened and continued the item for a date to be determined at the request of Council District 10, in order to provide time for the Applicant to submit a supplemental Historic Report and Noise Analysis as it pertains to the project. On September 15, 2023, the Applicant submitted a Noise Impact Assessment and on November 21, 2023, the Applicant submitted the requested supplemental Historic Report, which

have been submitted to the Council File. The Planning Department has no additional changes to the Appeal Analysis Report dated August 15, 2023.

Respectfully,

VINCENT P. BERTONI, AICP
Director of Planning

Connie Chauv

CONNIE CHAUV
Senior City Planner

VPB:TLI:CC