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December 7, 2020

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:

**CEQA APPEALS FOR A PROPOSED PROJECT AT 5806-5812 WEST LEXINGTON AVENUE
AND 5817-5823 WEST LEXINGTON AVENUE; CASE NO. ENV-2019-5389-CE; CF 20-0603-
S1**

At its meeting of April 23, 2020, the City Planning Commission (CPC) denied an appeal of a project (DIR-2019-5388-DB) comprised of the demolition of the two (2) existing duplexes and the construction, use and maintenance of a five-story, 56-foot tall, 21-unit multi-family dwelling. The building will be constructed with four (4) residential levels over one (1) at-grade parking level. The project will provide a total of 29 automobile parking spaces and includes grading resulting in the export of 800 cubic yards of soil located at 5817-5823 West Lexington Avenue. The CPC also determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332. The justification and notice of exemption provided for this project also includes the project for a nearby project (DIR-2019-7067-TOC) located at 5806-5812 West Lexington Avenue. This nearby project consists of the demolition of two (2) existing single-family structures with associated accessory structures and the construction, use and maintenance of a five-story, 56-foot tall, 17-unit, multi-family dwelling. The building will be constructed with four (4) residential levels over one (1) at-grade parking level. The project will provide a total of 17 automobile parking spaces. The CEQA exemption under Case No. ENV-2019-5389-CE analyzed both projects which result in 38 dwelling units across two project sites.

CEQA Guidelines Section 15332

One of the conditions for a Class 32 categorical exemption is that the project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designation and regulations.

The project is located within the Hollywood Community Plan and Hollywood Redevelopment Plan area and zoned R3-1 with a corresponding designation for Medium Residential land uses. The

project is consistent with the applicable general plan land use designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

CEQA Guidelines Section 15300.2

The appellant identifies 48 projects within East Hollywood that have been approved or proposed over the last two (2) years and argues that the City has failed to consider the cumulative impacts of all 48 projects. Each are under different phases of their own project milestones and at various locations with some being farther than a mile a way from the subject property. The addition of the subject project will not result in any cumulative environmental impact. No projects identified among the 48 are within 500 feet of the project site. Four (4) projects among the 48 are within 1,000 feet of the project and are either under construction or have completed construction and thus the project will not result in cumulative environmental impacts.

The appellant contends that the density proposed is inconsistent with the R3 Zone and limitation of the Hollywood Redevelopment Plan. Furthermore, the units should be in fact be considered as Flexible Units resulting in a total of 94 units.

Concerning the project at 5817-5823 West Lexington Avenue, the subject site is 15,000 square feet. Based on the minimum lot area per dwelling unit of 800 square feet, the project's base density is calculated to be 19 units. By setting aside 2 units for Very Low Income Households, the project is entitled to at least a 25% density bonus, or 24 units. The project proposes a total of 21 units. Therefore the project complies with the R3 Zone and Affordable Housing Incentives – Density Bonus provisions. Furthermore, the provisions of the City Density Bonus ordinance were enacted pursuant to the State Density Bonus program; the Community Redevelopment Agency's density bonus limitations are not applicable.

Concerning the project at 5806-5812 West Lexington Avenue, the R3 zone limits density to one unit per 800 square feet of lot area. With a lot area of 15,000 square feet, the project would be limited to 19 units. However, as the property is located within the Hollywood Redevelopment Plan or HRP, the property is limited to the density limitations of the HRP which is 40 units per gross acre. Therefore, based on a lot area of .41 acres, the project is limited to 17 units.

Concerning the issue with Flexible Units, the projects are for a 21-unit and 17-unit apartment building, respectively. All units are designed with one entrance and not in such a way that would allow them to be easily divided into or used as separate units.

Sincerely,

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