

## Communication from Public

**Name:** Roland Souza, West Adams Heritage Association

**Date Submitted:** 10/17/2022 01:54 PM

**Council File No:** 19-0370-S2

**Comments for Public Posting:** The West Adams Heritage Association is in support of the applicant SGRE Fig & Flower Investors I, LLC due to the willingness of the developer applicant to arrive at a compromise that gave additional protections to the Flower Drive California Register District and provided 20% affordable units in the project. WAHA attended every public hearing and made extensive comment during the administrative process including challenging the EIR. Due to the efforts of the developer to revise his project, and significantly lessen impacts, WAHA has settled its environmental challenge. As City Planning notes: The 2020 Project did not result in an increase to the Original Project's building envelope and in fact, slightly decreased the total square feet of floor area from 620,687 square feet to 620,538 square feet. Consistent with the Original Project, the maximum height of any proposed structure in the 2020 Project did not exceed 90 feet and no change was made to the total percentage (20 percent) of affordable housing units proposed. This project has been through a difficult CEQA process at which WAHA was present. The amendment lessens the actual square footage while retaining the 20% affordability. It provides for restoration and rehabilitation on site which will anchor the southerly end of the Flower Drive California Register District which will aid in the preservation of the 3800 Block of the Flower Drive District and its housing. It is a compromise solution, but it has had CEQA review. Therefore in this specific instance, the West Adams Heritage Association supports the applicant.



October 17, 2022

TO: PLUM Committee

COUNCILMEMBER MARQUEECE HARRIS-DAWSON, CHAIR  
COUNCILMEMBER GILBERT A. CEDILLO  
COUNCILMEMBER BOB BLUMENFIELD  
COUNCILMEMBER JOHN S. LEE  
COUNCILMEMBER MONICA RODRIGUEZ

RE: CF- 19-0370-S2, Case No.: DIR-2022-14-CLQ-HCA

Item #8, October 18 PLUM Agenda

Environmental No.: First Addendum to ENV-2016-1892-EIR; SCH No. 2016071049

Honorable Commissioners,

The West Adams Heritage Association is in support of the applicant SGRE Fig & Flower Investors I, LLC due to the willingness of the developer applicant to arrive at a compromise that gave additional protections to the Flower Drive California Register District and provided 20% affordable units in the project.

WAHA attended every public hearing and made extensive comment during the administrative process including challenging the EIR. Due to the efforts of the developer to revise his project, and significantly lessen impacts, WAHA has settled its environmental challenge. As City Planning notes:

*The 2020 Project did not result in an increase to the Original Project's building envelope and in fact, slightly decreased the total square feet of floor area from 620,687 square feet to 620,538 square feet. Consistent with the Original Project, the maximum height of any proposed structure in the 2020 Project did not exceed 90 feet and no change was made to the total percentage (20 percent) of affordable housing units proposed.*

*As approved, the Project would have demolished five existing multi-family structures and preserved and relocated three existing multi-family structures, seven of which are designated contributors to the Flower Drive Historic District and eligible for listing in the California Register of Historical Resources. Following the City Council's decision, a lawsuit was filed by a Petitioner that challenged the certified environmental clearance and approved entitlements of the Project. As part of the settlement between the Petitioner and Applicant, the Applicant has agreed to preserve three of the contributing structures to the Flower Drive Historic District. This settlement is in addition to the Applicant's existing obligation to relocate three other contributing structures to an off-site location that must meet a variety of siting requirements. Thus, as shown in the revised Exhibit A plan set dated July 15, 2022, the 2022 Project would satisfy the requirements of Section 1322 and would rehabilitate and restore three of the on-site*

*multi-family structures, which have been identified as contributors to the Flower Drive Historic District, as well as relocate an additional three contributing structures to an off-site location.*

We are sensitive to many of the issues raised by the appellant, but these relate to the City of Los Angeles policies that should be changed, not the specifics of this project and CEQA review. WAHA opposes the demolition of historic resources and the City policies that cause the City to issue categorical exemptions often at the expense of affordable historic housing.

This project has been through a difficult CEQA process at which WAHA was present. The amendment lessens the actual square footage while retaining the 20% affordability. It provides for restoration and rehabilitation on site which will anchor the southerly end of the Flower Drive California Register District which will aid in the preservation of the 3800 Block of the Flower Drive District and its housing.

It is a compromise solution, but it has had CEQA review. Therefore in this specific instance, the West Adams Heritage Association supports the applicant.

Sincerely

*Roland Souza*

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President  
West Adams Heritage Association