

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), MITIGATION MEASURES, MITIGATION MONITORING AND REPORTING PROGRAM, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Site Plan Review appeal for the properties located at 6501 - 6521 South Sepulveda Boulevard and 6502 - 6520 South Arizona Avenue.

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 Sustainable Communities Environmental Assessment, No. ENV-2021-4938-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 that the City Council held a hearing on and adopted the SCEA on September 30, 2022 pursuant to PRC Section 21155.2(b)(6); 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 Schedule 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 and Reporting 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 (Representative: Victoria Yundt., Lozeau Drury, LLP), and THEREBY SUSTAIN the determination of LACPC in approving a Site Plan Review, pursuant to Los Angeles Municipal Code Section 16.05, for a development project creating 50 or more residential dwelling units; for the demolition of an existing commercial shopping center, industrial building, and associated surface parking lots, the maintenance of an existing one-story commercial restaurant building, and the construction, use, and maintenance of a new eight-story mixed-use building with 362 residential units and approximately 3,700 square feet of new commercial space on the ground floor; 41 residential units will be reserved for Very Low Income households, the Project will provide 520 vehicle parking spaces; for the properties located at 6501 – 6521 South Sepulveda Boulevard and 6502 – 6520 South Arizona Avenue, subject to Modified Conditions of Approval.

Applicant: FRH Realty, LLC

Representative: Jonathan Lonner, Burns and Bouchard, Incorporated

Case No.: CPC-2021-4937-CU-DB-SPR-WDI-HCA-1A

Environmental No.: ENV-2021-4938-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

Summary:

At a regular meeting held on April 18, 2023, the PLUM Committee considered a LACPC report and a Site Plan Review appeal for the properties located at 6501 - 6521 South Sepulveda Boulevard and 6502 - 6520 South Arizona Avenue. Department of City Planning staff provided an overview of the matter. A representative from Council District 11 provided comments regarding this matter. After an opportunity for public comment, and presentation by the Appellant and Applicant Representatives, the Committee recommended to deny the appeal and thereby sustain the LACPC's determination in approving the SCEA, Mitigation Measures, Mitigation Monitoring and Reporting Program, Site Plan Review, Modified Conditions of Approval, and Findings for the properties located at 6501 - 6521 South Sepulveda Boulevard and 6502 - 6520 South Arizona Avenue. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
RODRIGUEZ:	YES
YAROSLAVSKY:	YES
LEE:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-