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CITY PLANNING

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June 14, 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-2020-3253-DB-SPR-HCA FOR PROPERTY LOCATED AT 1121-1149 NORTH GOWER STREET, 6104-6124 WEST LEXINGTON AVENUE, 1124-1150 NORTH LODI PLACE WITHIN THE HOLLYWOOD COMMUNITY PLAN AREA (CF 22-1519)**

The project involves the maintenance of an existing two-story commercial office building and the demolition of an existing surface parking lot for the construction, use, and maintenance of two new connected five- and six-story residential buildings with a total of 169 dwelling units, of which 19 will be set aside for Very Low Income households. The project proposes to provide 278 vehicle parking spaces in three subterranean levels.

The City Planning Commission approved the project on November 1, 2022. Subsequently, the Supporters Alliance for Environmental Responsibility (SAFER) appealed the City Planning Commission's determination to the City Council. SAFER appealed only the Site Plan Review portion of the determination as the Density Bonus portion is final and cannot be further appealed. In its appeal, SAFER contends that the City improperly approved the Site Plan Review request for the project because the project does not qualify for a Class 32 Categorical Exemption and thus was not properly analyzed under CEQA. The appellant specifically states that the project does not qualify for a Class 32 Categorical Exemption because the project may have significant air quality, greenhouse gas, noise, and biological resource impacts. However, the project's environmental impacts were fully analyzed in the Categorical Exemption document dated August 2021 prepared by Parker Environmental Consultants. As noted in this analysis and the supporting technical data in the Appendices, the project will not exceed any air quality or noise thresholds of significance for construction or operation. As a residential development with ancillary open space uses, the project will not result in the generation of any significant amounts of noise during operation. The project is an urban infill housing development replacing an existing and minimally landscaped surface parking lot with no significant planting, and as such holds no value as habitat for any species; the appellant further provides no substantial evidence to the contrary.

Parker Environmental Consultants has submitted a memorandum dated March 24, 2023 providing additional detail on how the project's environmental impacts were properly analyzed and why the appellant's arguments do not constitute any substantial evidence of any inadequacies in the project's environmental analysis.

In summary, the appeal does not provide any substantial evidence of any significant environmental impacts. Planning has evaluated the proposed project and determined that it qualifies for a Class 32 Categorical Exemption under CEQA. Planning maintains that the required findings and imposed conditions of the City Planning Commission are valid and that the appeal arguments are not grounds for reversal of any portion of the approval. 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

A handwritten signature in black ink, appearing to read 'V. Bertoni', with a stylized flourish extending to the right.

MORE SONG  
City Planner