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CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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

VINCENT P. BERTONI, AICP
DIRECTOR

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September 27, 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-2022-6189-CU-DB-ZAA-SPR-HCA FOR PROPERTY LOCATED AT 3601-3615 MISSION ROAD/2010-2036 LINCOLN PARK AVENUE WITHIN THE NORTHEAST LOS ANGELES COMMUNITY PLAN AREA (CF 23-0796)

The project involves the construction, use and maintenance of a new 7-story apartment building with 184 residential units above 2 levels of automobile parking under the Density Bonus program. The proposed project provides 103 automobile parking spaces and 127 bicycle parking spaces (115 long term and 12 short term).

The City Planning Commission approved the project on May 25, 2023. Subsequently, on July 5, 2023, two appeals were filed for consideration by the Planning and Land Use Management (PLUM) Committee: One by the Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Richard Drury), and another by the Lincoln Heights Preservation Coalition. Both appeals challenge the City Planning Commission's entire determination, except for the Density Bonus approval which neither party qualifies to appeal.

SAFER APPEAL

In its appeal, SAFER contends that the City improperly approved 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. 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.

LINCOLN HEIGHTS PRESERVATION COALITION APPEAL

In its appeal, the Lincoln Heights Preservation Coalition contends that the project does not qualify for a Class 32 Categorical Exemption and was improperly analyzed under CEQA. The appellant specifically states that the project is out of scale and will result in traffic and parking impacts, air quality impacts, noise impacts and biological resource impacts and fails to provide sufficient water source for 184 units. The appellant asserts that the project will contribute to further displacement as it will continue to change the character, demographics and real estate values and therefore, contribute to homelessness. As noted in this analysis and the supporting technical data in the Appendices, the project will not exceed any traffic or noise thresholds of significance for construction or 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. With regard to homelessness, it should be noted that the project would provide a 73% set aside of base units for affordable units for Very Low Income households, which would increase the number of affordable units available to the surrounding community without displacing any current residents.

Brian Silveira & Associates and Alicia Bartley of the law firm of Gaines & Stacey have submitted a memorandum dated September 27, 2023, providing additional detail on how the project's impacts were properly analyzed and why the appellants' arguments do not constitute any substantial evidence of any inadequacies in the project's analysis.

In addition, the following edits shall be considered as part of the Committee's decision. The edits are minor in nature and none of the edits would change the conclusion and should be applied to both the conditions of approval and findings throughout the document.

Condition 5c – Reduced and Tandem Parking - The project is providing 216 automobile parking spaces with 43 spaces being located on the project site not 215 and 42 respectively.

Condition 6c d. Reduction in Open Space – the project is required to provide 19,350 square feet of open space, not 18,525 square feet.

Condition 18 does not apply to the project and should be removed entirely.

In summary, the appeals do not provide any substantial evidence of any significant 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 and consider the above corrections to the determination.

PLUM Committee
CF 22-0796
Page 3

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink that reads "Kevin Golden". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Kevin Golden
City Planner