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**OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL**

**Council File No.:** 23-0796

**Council Meeting Date:** October 24, 2023

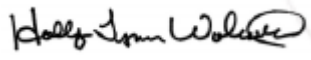
**Agenda Item No.:** 22

**Agenda Description:** CATEGORICAL EXEMPTION and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, COMMUNICATION FROM THE LOS ANGELES CITY PLANNING COMMISSION (LACPC), and APPEALS filed by 1) Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Richard Drury); and, 2) Lincoln Heights Preservation Coalition, from the determination of the LACPC in 1) approving a Conditional Use Permit, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), to allow a Density Bonus for housing development project in which the density increase is greater than the 35 percent permitted in LAMC Section 12.22 A.25; 2) approving On-Menu Incentives, pursuant to LAMC Section 12.22 A.25: a) an On-Menu Incentive to permit a 22 percent increase in the allowable Floor Area Ratio (FAR) to allow a FAR of 3.67:1 in lieu of the 3.0:1 FAR permitted in the R3-1 Zone pursuant to LAMC Section 12.21.1 A.1; and, b) an On-Menu Incentive to permit the area of land required to be dedicated for street or alley purposes to be included as lot area for the purposes of calculating the maximum density permitted by the R3 Zone; 3) approving a Zoning Administrator's Adjustment, pursuant to LAMC Section 12.28, to allow a fence of up to 12 feet in height, in lieu of 3.5 feet in height, and raised grade to encroach into the front yard setback for the R3-1 Zone; and 4) approving a Site Plan Review, pursuant to LAMC Section 16.05, for a development project which creates, or results in an increase of more than 50 dwelling units; for the construction, use and maintenance of a new seven-story residential development with 184 residential units, including 47 Very Low Income units, above two levels of automobile parking under the Density Bonus program; for the properties located at 3601 - 3615 Mission Road and 2010 - 2036 Lincoln Park Avenue, subject to Conditions of Approval.

**Council Action:** COMMUNICATION FROM THE LOS ANGELES CITY PLANNING COMMISSION AND APPEALS REFERRED TO THE PLANNING AND LAND USE MANAGEMENT COMMITTEE

**Council Vote:**

YES	Blumenfield	YES	de León	YES	Harris-Dawson
YES	Hernandez	YES	Hutt	YES	Krekorian
YES	Lee	YES	McOsker	YES	Padilla
ABSENT	Park	YES	Price Jr.	YES	Raman
YES	Rodriguez	YES	Soto-Martínez	YES	Yaroslavsky

  
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Adopted Report(s)Title  
Attachment to Communication dated 8-15-23 - Appeal Lincoln Heights Preservation Coalition

Report from Los Angeles City Planning Commission dated 8-01-23

Attachment to Report dated 8-01-23 - Appeal SAFER