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OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 21-0781

Council Meeting Date: December 9, 2022

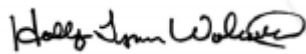
Agenda Item No.: 6

Agenda Description: CONSIDERATION OF and ACTIONS RELATED TO A SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA) NO. ENV-2019-7300-SCEA, MITIGATION MONITORING PROGRAM PREPARED FOR THE SCEA, AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; AND COMMUNICATION FROM THE DEPARTMENT OF CITY PLANNING relative to compliance with the CEQA requirements for the use of a SCEA, as authorized by Public Resources Code (PRC) Section 21155.2(b), for the future consideration of the development of the project identified as Planning Case No. DIR-2019-7299-TOC-SPR; for the determination that the proposed project is a transit priority project, as defined by PRC Section 21155, that is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG); contains more than 50 percent residential; provides a minimum net density greater than 20 units an acre; and is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan; the proposed project is a residential or mixed-use project as defined by PRC Section 21159.28(d), that incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior environmental reports, including SCAG's 2016-2040 RTP/SCS and 2020- 2045 RTP/SCS Program Environmental Impact Reports; all potentially significant or significant effects required to be identified and analyzed pursuant to CEQA in an initial study have been identified and analyzed in an initial study; and with respect to each significant effect on the environment required to be identified in the initial study, changes or alterations have been required in or incorporated into the project that avoids or mitigates the significant effects to a level of insignificance; mitigation measures will be made enforceable conditions on the Project; for the partial demolition of existing improvements, including two apartment buildings and a surface parking lot, and the construction of a new mixed-use project with 209 dwelling units, including 28 Extremely Low Income affordable housing units, and approximately 2,653 square feet of new commercial uses; the existing Tom Bergin's Restaurant and Tavern, located at 840 South Fairfax Avenue and containing approximately 3,829 square feet of floor area, would remain; the Project also includes construction of an eight-story building with a maximum height of approximately 94 feet and a total floor area of approximately 189,115 square feet; and, a total of 239 vehicular parking spaces, 146 bicycle parking spaces, and a minimum of 18,356.25 square feet of open space; for the properties located at 800 - 840 South Fairfax Avenue. Applicant: Chris Clifford, 830 Fairfax Owner II, LLC Representative: Todd Nelson, Armbruster Goldsmith and Delvac, LLP Case No. DIR-2019-7299-TOC-SPR Environmental No. ENV-2019-7300-SCEA (Planning and Land Use Management Committee report to be submitted in Council. If public hearing is not held in Committee, an opportunity for public comment will be provided.) (Click on the above hyperlink or go to <http://www.lacouncilfile.com> for background documents.)

Council Action: REFERRED THE MATTER TO THE PLANNING AND LAND USE MANAGEMENT COMMITTEE FOR FURTHER CONSIDERATION

Council Vote:

YES	Blumenfield	YES	Bonin	YES	Buscaino
ABSENT	Cedillo	ABSENT	de León	YES	Harris-Dawson
ABSENT	Hutt	YES	Koretz	YES	Krekorian
YES	Lee	YES	O'Farrell	YES	Price Jr.
YES	Raman	YES	Rodriguez		



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- Adopted Report(s)Title
Communication from Applicant Representative_12-06-22
- Communication(s) from Public_12-05-22
- Communication from Applicant Representative_12-01-2022
- Communication from Deputy City Clerk - Notice_11-23-22
- Report from Department of City Planning dated 6-30-21
- Attachment to Report dated 6-30-21 - Sustainable Communities Environmental Assessment
- Attachment to Report dated 6-30-21 - AQ and GHG Modeling
- Attachment to Report dated 6-30-21 - Tree Report
- Attachment to Report dated 6-30-21 - Historical Resources Assessment Report
- Attachment to Report dated 6-30-21 - Geotechnical Investigation
- Attachment to Report dated 6-30-21 - Phase I Environmental Site Assessment
- Attachment to Report dated 6-30-21 - Noise Technical Modeling
- Attachment to Report dated 06-30-21 - Transportation Assessment
- Attachment to Report dated 6-30-21 - Transportation Impact Analysis
- Attachment to Report dated 6-30-21 - Supplemental Traffic Assessment
- Communication(s) from Public_12-04-2022
- Communication from Department of City Planning dated 12-02-22 - Supplemental Transmittal
- Attachment to Communication dated 12-02-22 - Mitigation Monitoring Program
- Communication(s) from Public_12-06-2022
- Speaker Card(s)_12-09-2022