

of the Final EIR prior to its certification and that there is no substantial evidence elsewhere in the record of proceedings that would require substantial revision of the Final EIR prior to its certification, and that the Final EIR need not be recirculated prior to its certification.

XI. STATEMENT OF OVERRIDING CONSIDERATIONS

The EIR has identified unavoidable significant impacts that would result from implementation of the Project. California Public Resources Code Section 21081 and CEQA Guidelines Section 15093(b) provide that when the decision of the public agency allows the occurrence of significant impacts that are identified in the EIR, but are not at least substantially mitigated, the agency must state in writing the reasons to support its action based on the complete EIR and/or other information in the record.

The City finds that it cannot make the findings necessary for a Statement of Overriding Considerations for this Project. This finding is based on substantial evidence in the record, including but not limited to the EIR, and documents and materials that constitute the record of proceedings. Cultural Resources (Direct Impacts) are not mitigated to a less than significant level for the Project, as identified in the EIR.

The Project would demolish the Bungalow Court and Garage, designated as Los Angeles Historic Cultural Monument No. 1105, and a historical resource under CEQA. Because the demolition of a historical resource constitutes a substantial adverse change to the resource such that its eligibility for listing would be lost, this impact is considered significant. Changes and alterations, Project Design Features and Mitigation Measures, where available, have been required for or incorporated into the Project to reduce unavoidable direct impacts to historical resources to the greatest extent possible. Although relocation to a suitable site pursuant to Mitigation Measure MM-HIST-2, would reduce impacts to historical resources to a less than significant level, it is speculative to assume that an interested party and suitable site will be found. Therefore, it is conservatively concluded that impacts would remain significant and unavoidable due to the demolition of the locally-designated historical resource (Bungalow Court and Garage). There are no additional measures which the City can impose that would reduce the direct impacts to less than significant levels if the Project were implemented.

Finding: For the foregoing reasons, the City finds that the benefits of the Project, as proposed, do not outweigh and override the significant and unavoidable impacts identified above.