

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal, Density Bonus, and Site Plan Review for the properties located at 418-430 North Alvarado Street.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from the CEQA, pursuant to CEQA Guidelines, Article 19, Sections 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Margarita Lopez, Coalition For An Equitable Westlake/MacArthur Park (Representative: Claudia Medina, Law Office of Claudia Medina), and THEREBY SUSTAIN the determination of the Los Angeles City Planning Commission (LACPC) in approving a Categorical Exemption as the environmental clearance for the project, a 35 percent Density Bonus (DB) for a project reserving eleven percent of the base dwelling units or six units for Very-Low Income Households, in conjunction with Parking Option 1 and the following two Off-Menu Incentives: a) a 2.85:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 1.5:1 FAR for the C2- 1VL Zone; and, b) an increase in height and number of stories permitted, to allow a 69-foot, five-story building in lieu of a maximum 45-foot, three-story building for a mixed-use building in the C2-1 VL Zone; and, approving a Site Plan Review for a project that creates or results in an increase of 50 or more net new dwelling units and/or guest rooms; for the demolition of an existing vacant private school, one single-family dwelling, and a duplex; and the construction, use, and maintenance of a new 73-unit, approximately 52,000 square foot mixed-use development including 500 square feet of ground-floor commercial space on approximately 19,197 square feet of land (21,517 square feet including alleys); the project will include a five-story building with two parking levels (including one subterranean level) that will provide a total of 81 parking spaces, and include six Very Low-Income units, for the properties located at 418-430 North Alvarado Street, subject to Conditions of Approval.

Applicant: Victor Svilik, Caladan Investments, LLC

Representative: Jonathan H. Riker, Esq. Ervin Cohen and Jessup

Case No. CPC-2017-5092-DB-SPR-1A

Environmental: ENV-2017-5093-CE

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on May 18, 2021, the PLUM Committee considered a report from the LACPC and a CEQA appeal for the properties located at 418-430 North Alvarado Street. DCP staff provided an overview of the matter. A Representative of Council District 13 provided comments in support of denying the appeal. After an opportunity for public comment, and presentations from Representatives of the Applicant and Appellant, the Committee recommended to deny the appeal and sustain the determination of the LACPC in approving the Categorical Exemption, Density Bonus, and Site Plan Review for the project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB
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