

CATEGORICAL EXEMPTION and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal filed for a Site Plan Review for the properties located at 1121 - 1149 North Gower Street, 6104 - 6124 West Lexington Avenue, and 1124 - 1150 North Lodi Place.

Recommendations for Council action:

1. DETERMINE, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that 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 Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Amalia Bowley Fuentes, Lozeau Drury LLP), and THEREBY SUSTAIN the determination of the LACPC in approving a Site Plan Review, pursuant to Los Angeles Municipal Code Section 16.05, for a development project that creates or results in an increase of 50 or more residential dwelling units; for the demolition of two existing connected surface parking lots for the construction, use, and maintenance of a new five-story and a new six-story residential building with a total of 169 units, of which 19 will be reserved for Very Low Income households; the Project proposes to provide 278 vehicle parking spaces in a three-level subterranean parking garage; the Project also proposes a haul route for the export of approximately 66,000 cubic yards of soil; an existing two-story commercial office building on the property will be maintained and unaltered, with vehicle parking to be provided in the new subterranean parking garage; for the properties located at 1121 - 1149 North Gower Street, 6104 - 6124 West Lexington Avenue, and 1124 - 1150 North Lodi Place, subject to Conditions of Approval.

Applicant: 1149 Gower Street Hollywood, LLC

Representative: Jim Ries, Craig Lawson and Company, LLC

Case No. CPC-2020-3253-DB-SPR-HCA-1A

Environmental No. ENV-2020-3254-CE

Related Case Nos. VTT-82714-HCA-1A; ZA-1997-797-ZV-PA1-1A

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 June 20, 2023, the PLUM Committee considered a report from the LACPC and an appeal for the properties located at 1121 - 1149 North Gower Street, 6104 - 6124 West Lexington Avenue, and 1124 - 1150 North Lodi Place. 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 the Applicant and Appellant Representatives, the Committee recommended to deny the appeal and sustain the LACPC's determination in approving a Site Plan Review. 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
RODRIGUEZ:	ABSENT
YAROSLAVSKY:	ABSENT
LEE:	YES
HUTT:	YES

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