

ENVIRONMENTAL IMPACT REPORT (EIR) 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 2201 - 2231 South Western Avenue and 2003 - 2029 24th Street.

Recommendations for Council action:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project is within the scope of the South Los Angeles Community Plan Program EIR No. ENV-2008-1781-EIR, SCH No. 200810109, pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.
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 resulting in an increase in 50 dwelling units and for the addition of over 50,000 square feet of non-residential floor area; for the demolition of vacant land and an existing surface parking lot with 61 parking spaces for the adjacent residential building, and the development of a nine-story, 89-foot and 11-inches tall mixed-use residential building composed of 364 dwelling units (including 38 Very Low Income units) and a 65,719 square feet two-story commercial space fronting Western Avenue; the Project will be approximately 325,302 square feet in floor area with a Floor Area Ratio of 3.41:1 on a site totaling 2.29 acres; the Project will provide 308 residential parking spaces (including 61 replacement parking spaces for 2231 South Western Avenue) and 205 commercial parking spaces in one subterranean level and four above-grade parking levels; the Project will provide 202 long-term bicycle parking spaces and 52 short-term bicycle parking spaces; the Project also includes a total of 33,768 square feet of open space, including 8,502 square feet of landscaped area; the Project will also involve the grading of approximately 35,055 cubic yards of soil; for the properties located at 2201 – 2231 South Western Avenue and 2003 – 2029 24th Street, subject to Modified Conditions of Approval.

Applicant: 2231 Western (LA), LLC

Representative: Michael Gonzales, Gonzales Law Group APC

Case No. CPC-2021-8442-CU-DB-SPR-HCA-1A

Environmental No. ENV-2008-1781-EIR; ENV-2021-8443-EAF; SCH No. 200810109

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 2201 - 2231 South Western Avenue and 2003 - 2029 24th Street. DCP staff stated that the Appellant, SAFER, is prepared to withdraw the appeal and recommended

the denial of the appeal. The Appellant's Representative, Amalia Bowley Fuentes, Lozeau Drury LLP, confirmed the appeal has been withdrawn. After an opportunity for public comment, 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

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-