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October 11, 2023

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

SUPPLEMENTAL REPORT REGARDING APPEAL OF CASE NO. ENV-2022-1049-SCEA FOR PROPERTY LOCATED AT 6422 WEST SELMA AVENUE AND 1540-1552 NORTH WILCOX AVENUE WITHIN THE HOLLYWOOD COMMUNITY PLAN AREA (CF 23-0886)

The project involves the demolition of an existing one-story storage building and the partial demolition and conversion of an existing historic one-story commercial building for the construction, use, and maintenance of a new 15-story residential building with 45 units, with six units reserved for Very Low Income households. The project proposes to provide 36 vehicle parking spaces. The project also involves a lot line adjustment for minor internal lot boundary adjustments, to be reviewed under a separate ministerial process.

The City Planning Commission approved the project on July 13, 2023. Subsequently, the Adams Broadwell Joseph & Cardozo law firm, on behalf of the Coalition for Responsible Equitable Economic Development (CREED LA), appealed the City Planning Commission's approval of the project and adoption of a Sustainable Communities Environmental Assessment (SCEA) as the project's environmental clearance.

Prior to the City Planning Commission's meeting on July 13, 2023, the SCEA was published and circulated for comments from March 9, 2023 to April 10, 2023. During the comment period CREED LA submitted comments on the SCEA alleging that the SCEA does not accurately disclose the project's potential air quality, energy, and noise impacts. The City Planning Commission determined that there was no substantial evidence of any insufficiencies in the SCEA and that all of the project's potential environmental impacts have been appropriately analyzed, with the conclusion that the project will not have any significant impacts with the incorporation of certain mitigation measures. For the appeal herein, CREED LA has submitted primarily same comments that were previously submitted to and evaluated by the City Planning Commission. Responses to the appellant's comments are provided in detail by the applicant's environmental consultant, Impact Sciences Inc, in correspondence dated September 7, 2023 and included in the subject

council file. In summary, the SCEA appropriately discloses and analyzes the inclusion of one backup emergency generator, the SCEA sufficiently analyzes all air quality, noise, and construction impacts including vibration impacts, and there is no substantial evidence or any unusual circumstance indicating that a health risk analysis would be necessary for the project.

In summary, the appeal does not provide any substantial evidence of any significant environmental impacts. Planning has evaluated the proposed project and determined that the SCEA appropriately analyzes the project's environmental impacts under CEQA. Therefore, Planning recommends that the Planning and Land Use Management Committee deny the appeal and sustain the City Planning Commission's decision.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read 'V. Bertoni', with a stylized flourish at the end.

MORE SONG
City Planner