

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), MITIGATION MEASURES, MITIGATION MONITORING AND REPORT PROGRAM and related CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the properties located at 6422 West Selma Avenue, and 1540 – 1552 North Wilcox Avenue.

Recommendations for Council action:

1. FIND, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2022-1049-SCEA, and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; FIND the project is a “transit priority project” as defined by PRC Section 21155 and the project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2020-2045 RTP/SCS EIR Schedule No. 20199011061; FIND all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; FIND with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; FIND the SCEA reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the Project; and ADOPT the SCEA and the Mitigation Monitoring and Reporting Program prepared for the SCEA.
1. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
2. RESOLVE TO DENY THE APPEAL filed by CREED LA c/o Aidan P. Marshall (Representative: Adams, Broadwell, Joseph & Cardozo), and THEREBY SUSTAIN the LACPC’s determination in approving a SCEA as the environmental clearance for 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; for the properties located at 6422 West Selma Avenue, and 1540 – 1552 North Wilcox Avenue.

Applicant: 1550 Wilcox Owner, LLC

Representative: Dana Sayles, ThreeSixty

Case No. CPC-2022-1048-DB-HCA

Environmental No. ENV-2022-1049-SCEA-1A

Related Case No. AA-2019-476-PMEX

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 October 17, 2023, the PLUM Committee considered a report from the LACPC and a CEQA appeal for the properties located at 6422 West Selma Avenue, and 1540 – 1552 North Wilcox Avenue. DCP staff provided an overview of the matter. A representative for Council District 13 provided comments in support of denying the appeal. After an opportunity for public comment, and presentations from the Appellant and Applicant Representatives, the Committee recommended to deny the appeal and thereby sustain the LACPC's determination in approving the SCEA, as the environmental clearance 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
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-