

HOUSING ELEMENT ENVIRONMENTAL IMPACT REPORT, MITIGATION MONITORING PROGRAM and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Site Plan Review and Variance appeal for the properties located at 757 - 787 South Alameda Street; 1318 - 1396 East 7th Street; 136 - 196 South Central Avenue; 1301 - 1327 East 8th Street; 700 - 760 South Market Court; 720 - 746 South Terminal Street; and 760 South Warehouse Street.

Recommendations for Council action:

1. DETERMINE, in the independent judgment of the decisionmaker, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168(c), based on the whole of the administrative record, including the Housing Element Checklist, and all its appendices, prepared for this Proposed Housing Project, the Proposed Housing Project is within the scope of the program approved with the 2021-2029 Housing Element for which the 2021- 2029 Housing Element Environmental Impact Report (EIR) No. ENV-2020 6762-EIR; State Clearinghouse No. 2021010130, was certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 was adopted on June 14, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 was adopted on December 10, 2024, the Proposed Housing Development project was adequately described in the EIR, and the impacts of the Proposed Housing Project are within the scope of the EIR and the Addendum; and ADOPT the Mitigation Monitoring Program for the Proposed Housing 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: Kylah Staley, Lozeau Drury LLP), and THEREBY SUSTAIN the LACPC's determination in approving a Site Plan Review, pursuant to Los Angeles Municipal Code (LAMC) Section 13B.2.4, for a development which creates, or results in, an increase of 50 or more dwelling units; and deny the appeal relative to the Variance, inasmuch as the Applicant has withdrawn the Variance in a Communication dated May 22, 2026 attached to the Council file; for the demolition of existing surface parking lots and the construction of three eight-story buildings containing a total of 1,000 residential dwelling units, of which 114 units would be restricted to Very Low Income households, the Project would have a total of 844,278 square feet of floor area (including 6,547 square feet of commercial floor area) and 1,092 vehicular parking spaces within two subterranean levels, the maximum height of each of the three buildings would range from 100 feet to 102 feet in height; for the properties located at 757 - 787 South Alameda Street; 1318 - 1396 East 7th Street; 136 - 196 South Central Avenue; 1301 - 1327 East 8th Street; 700 - 760 South Market Court; 720 - 746 South Terminal Street; and 760 South Warehouse Street, subject to modified Conditions of Approval.

Applicant: Jeffrey Goldberger, Alameda Square Owner, LLC

Representative: Kyndra Casper, DLA Piper LLP

Case No. CPC-2025-4306-DB-PR-ZV-1A

Environmental No. ENV-2024-8218-HES

Related Case: VTT-84331-HCA

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

TIME LIMIT FILE – JUNE 3, 2026

(LAST DAY FOR COUNCIL ACTION – JUNE 3, 2026)

Summary:

At a regular meeting held on May 26, 2026, the PLUM Committee considered a report from the LACPC and a Site Plan Review and Variance appeal for the properties located at 757 - 787 South Alameda Street; 1318 - 1396 East 7th Street; 136 - 196 South Central Avenue; 1301 - 1327 East 8th Street; 700 - 760 South Market Court; 720 - 746 South Terminal Street; and 760 South Warehouse Street. Department of City Planning staff provided an overview of the matter. After an opportunity for public comment, and a presentation from the Appellant and Applicant Representatives, the Committee recommended to deny the appeal and sustain the LACPC's determination in approving a Site Plan Review, and deny the appeal relative to the Variance, inasmuch as the Applicant has withdrawn the Variance in a Communication dated May 22, 2026 attached to the Council file; and adopt the findings and Mitigation Monitoring Program. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	ABSENT
LEE:	YES
RAMAN:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-