



## City of Los Angeles

Department of City Planning  
City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012

# SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

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## Los Lirios Mixed-Use Project

*Boyle Heights Community Plan Area*

Case Number: ENV-2019-2314-SCEA

**Project Location:** 111-121 S. Soto Street and 2316-2328 E. 1<sup>st</sup> Street, Los Angeles, CA 90033

**Council District:** 14 – José Huizar

**Project Description:** The Project proposes the development of a 5-story, 64.5-foot high mixed-use affordable housing building consisting 63-affordable units and one-market rate manager's unit, 2,443 square feet of ground floor commercial space, and 50 total automobile parking spaces in a one level subterranean parking garage. The Project Site is 47,239 square feet (1.08 acres) in size and would include approximately 77,945 square feet of building area and a floor-area ratio (FAR) of 1.65 to 1. The Project would not require the demolition of any existing structures. However, part of the Project Site is within the Metro Soto Station Plaza, with which the Project would be integrated. Developments within the vicinity of the Project Site consist primarily of single-family and multi-family residences, and commercial uses along E. 1<sup>st</sup> Street. The Project Site is accessible by E. 1st Street, with a street designation of Avenue II, S. Soto Street, with a street designation of Avenue II, and is located approximately four blocks east of the US-5 Freeway. To allow for the proposed development, the Project Applicant is requesting the following discretionary approvals: (1) A General Plan Amendment per LAMC Section 11.5.6 to change the Land Use Designation from Low Medium II to Highway Oriented Commercial/Limited Commercial; (2) A JJJ complaint Vesting Zone Change per LAMC Section 12.32(Q) from C2-1-CUGU and RD1.5-1-CUGU to [T][Q]C2-1-1CUGU; (3) Utilizing Developer Incentives per LAMC Section 11.5.11(e), to allow: Rear Yard Reduction to 8' in lieu of 17', FAR Increase to 1.65:1 in lieu of 1.5:1, and Parking at 0.5 Spaces Per Unit, including 40% compact; (4) A Site Plan Review per LAMC Section 16.05; (5) Adoption of the SCEA; and (6) Approval of other permits, ministerial or discretionary, as maybe be necessary.

**APPLICANT:**

East LA Community Corporation  
2917 E. 1<sup>st</sup> Street  
Los Angeles, CA 90033

**PREPARED BY:**

Rincon Consultants, Inc.

**PREPARED FOR:**

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*March 2020*