

CATEGORICAL EXEMPTION (CE) and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal for the property located at 4511 West Russell Avenue.

Recommendations for Council action:

1. DETERMINE that based on the whole of the administrative record, the Project is exempt (No. ENV-2018-2765-CE) from CEQA pursuant to City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 3, Category 2 (Apartments, duplexes, and similar structures designed for no more than six dwelling units in an urbanized area), and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by Concerned Citizens of Los Feliz (Representative: David Lawrence Bell, The Law Offices of David Bell) and Los Feliz Improvement Association (Representative: Jamie T. Hall, Channel Law Group, LLP) and THEREBY SUSTAIN the determination of the CLAAPC in determining that the project is exempt from CEQA pursuant to City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 3, Category 2 (Apartments, duplexes, and similar structures designed for no more than six dwelling units in an urbanized area), for the demolition of two single-family dwellings, and the construction, use and maintenance of a three-story, 4,816 square-foot, four-unit, residential building within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan ("SNAP"), for the property located at 4511 West Russell Avenue.

Applicant: Gevork George Afifi

Representative: Mihran Keolyan, StudioMK Design and Drafting Company

Case No. ENV-2018-2765-CE

Related Case No. DIR-2018-2764-SPP-1A

Fiscal Impact Statement: The CLAAPC 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 May 21, 2019, the PLUM Committee considered a CEQA appeal for the property located at 4511 West Russell Avenue. Staff from the Department of City Planning provided an overview of the matter. Representatives for the Appellants and Applicant provided comments. Council Member Smith provided comments. After an opportunity for public comment, the Committee recommended to deny the appeals and sustain the determination of

the CLAAPC. 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	ABSENT
BLUMENFIELD	YES
PRICE	YES
CEDILLO	ABSENT
SMITH	YES

RM

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**