

CATEGORICAL EXEMPTION (CE), PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal for the properties located at 3558-3570 South Motor Avenue and 10313 West Tabor Street.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, the project is exempt from CEQA, pursuant to State CEQA Guidelines Article 19, Sections 15304 and 15332, and City CEQA Guidelines Article III, Section 1, Class 4, Category 1, and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.0 applies.
2. ADOPT the FINDINGS of the Department of City Planning (DCP), Director's Determination dated September 1, 2017, attached to the Council file, as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Palms Elementary Family Association, et al. (Representative: Olu K. Orange, Esq., Orange Law Offices, P.C.), and THEREBY SUSTAIN the Director's Determination in approving the CE (No. ENV-2016-4881-CE) for a Density Bonus and Affordable Housing Incentives, as requested by the applicant and subject to Conditions of Approval, for a project totaling 42 dwelling units, reserving 10 percent or four dwelling units of the 38 total base dwelling units permitted on the site, for Very Low Income households occupancy for a period of 55 years, with the Density Bonus including a 32.5 percent increase in the allowable Floor Area Ratio (FAR) allowing a total FAR of 1.98:1 in lieu of the normal maximum of 1.5:1, for the properties located at 3558-3570 South Motor Avenue and 10313 West Tabor Street.

Applicant: Hiro Kobayashi, 3568 Motor LLC

Representative: Dana Sayles, Three6ixty

Case No. DIR-2016-4880-DB

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on May 22, 2018, the PLUM Committee considered a DCP report and an appeal for the properties at 3558-3570 South Motor Avenue and 10313 West Tabor Street. Staff from the Department of City Planning provided an overview of the matter. The applicant and appellant representatives commented on the project and the appeals. A representative of the Los Angeles Unified School District provided information related to CEQA. A representative of Council District Five additionally commented on the matter and provided a position regarding the appeal. After an opportunity for public comment, the Committee recommended to deny the

appeal and sustain the decision of the DCP. This matter is now submitted to Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	ABSENT
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**