

CATEGORICAL EXEMPTION (CE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal for the properties located at 1525 and 1533 North Palisades Drive; 17310 and 17320 West Vereda De La Montura.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Article III, Section 1, Class 32 of the City CEQA Guidelines; and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the West Los Angeles Area Planning Commission (WLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Robert T. Flick and Sandra L. Flick (Representative: Kristina Kropp, Esq.; Robert L. Glushon, Esq., Luna and Glushon) and THEREBY SUSTAIN the decision of the WLAAPC in approving the CE (No. ENV-2017-2171-CE) for a Coastal Development Permit, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC) and pursuant to LAMC Section 16.05; a Site Plan Review in the single-permit jurisdiction of the California Coastal Zone, subject to Conditions of Approval, for the construction of a four-story, 64,646 square-foot Eldercare Facility with 82 guest rooms comprised of a combination of Assisted Living Care and Alzheimer's/Dementia Care Housing located in the single-permit jurisdiction area of the California Coastal Zone, for the properties located at 1525 and 1533 North Palisades Drive; 17310 and 17320 West Vereda De La Montura.

Applicant: Rony Shram, Palisades Drive, LP

Representative: Kevin K. McDonnell, Esq., Jeffer Mangels Butler and Mitchell, LLP

Case No. ZA-2017-2170-ELD-CDP-SPR-1A

Fiscal Impact Statement: The WLAAPC 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 June 5, 2018, the PLUM Committee considered a WLAAPC report and an appeal for the properties at 1525 and 1533 North Palisades Drive; 17310 and 17320 West Vereda De La Montura. Staff from the Department of City Planning provided an overview of the project. The appellant commented on the appeal. The applicant also commented on the appeal and on the project. A representative of Council District 11 provided the Council Office's position. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the decision of the WLAAPC. This matter is now submitted to the Council

for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-