

CATEGORICAL EXEMPTION (CE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for the property located at 925-927 West Marco Place.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, and City CEQA Guidelines, Article III, Section One, Class 3, Category One, Class 31, and Class 32, and there is no substantial evidence demonstrating that an exception to a CE 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 the Council.
3. RESOLVE TO DENY THE APPEAL filed by Sue Kaplan, Shepard Stern, and Mary Jack (Representative: Amanda Seward, Law Offices of Amanda Seward), and THEREBY SUSTAIN the determination of the WLAAPC in adopting CE No. ENV-2015-3505-CE as the environmental clearance for Case Nos. DIR-2015-3504-CDP-SPP- MEL-1A, DIR-2015-3506-CDP-SPP- MEL-1A, and DIR-2015-3507-CDP-SPP- MEL-1A, for the demolition of a one-story, 688 square foot, single family dwelling located at 927 West Marco Place (Lot 24) and the relocation of one-story, 1,256 square foot, single family dwelling located at 925 West Marco Place (Lots 22 and 23) to 927 West Marco Place (Lot 24), with the structure to be preserved and a two-story addition constructed to the rear, resulting in a two-story, 2,335 square foot single-family dwelling with an attached, two-car garage, with the project including the construction of a two-story 2,337 square foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and a two-story 2,104 square-foot single-family dwelling with a rooftop deck and an attached two-car garage at 927 West. Marco Place (Lot 23), with each single-family dwelling providing a total of three parking spaces onsite, for the property located at 925-927 West Marco Place.

Applicant: Shula Harel and Ron Harel

Representative: Daniel Feedman, Jeffer Mangels Butler and Mitchell LLP

Related Case Nos. DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, DIR-2015-3507-CDP-SPP-MEL-1A

Environmental No. ENV-2015-3505-CE

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 August 7, 2018, the PLUM Committee considered an appeal for the property located at 925-927 West Marco Place. Staff from the Department of City Planning provided background information on the project. The Representative for the Appellant, Appellant, Representative for the Applicant, and Applicant provided comments in support of and opposing the appeal. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the determination 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	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-