

CATEGORICAL EXEMPTION CLASS 32 and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the property located at 1220-1226 South Bedford Street.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is Categorically Exempt under Article III, Section 1, Class 32; and there is no substantial evidence demonstrating that an exception pursuant to California Environmental Quality Act 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 APPEAL filed by Beatrice Leighton and THEREBY SUSTAIN the decision of the CLAAPC in approving Vesting Tentative Tract No. VTT-74076, for the merger and re-subdivision of two contiguous lots into one ground lot and 20 condominium units for the construction of a 20-unit, multi-family residential building on a 12,794 square-foot site in the [Q]R3-1-O Zone, for the property located at 1220-1226 South Bedford Street, subject to Conditions of Approval.

Applicant: Jonathan Brand, Marmar Bedford, LLC

Representative: Kamran Kazemi, Tala Associates

Case No. VTT-74076-1A

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.

**TIME LIMIT FILE - FEBRUARY 1, 2019**

**(LAST DAY FOR COUNCIL ACTION - FEBRUARY 1, 2019)**

Summary:

At a regular meeting held on January 15, 2019, the PLUM Committee considered a CLAAPC report and an appeal for the property at 1220-1226 South Bedford Street. Staff from the Department of City Planning provided an overview of the project. A representative of Council District Five and the applicant commented. The appellant was not present. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the decision 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	YES
BLUMENFIELD	YES
PRICE	ABSENT
CEDILLO	YES
SMTH	YES

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**