

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Tentative Tract Map appeal for the properties located at 1123-1129 South Shenandoah Street.

Recommendations for Council action:

1. DETERMINE based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article III, Section 1, Class 32, 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 Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Beatrice Leighton-Martin and Tim Martin, and THEREBY SUSTAIN the decision of the CLAAPC in sustaining the decision of the Deputy Advisory Agency in approving Tentative Tract No. VTT-73626-CN, for the merger of two lots for the subdivision and construction of a 15-unit condominium building with 32 parking spaces on a 12,718 square-foot site in the [Q]R3-1-O Zone, for the properties located at 1123-1129 South Shenandoah Street.

Applicant: Itzhaki Investment, LLC; Reuven and Evelyn Itzhaki Revocable Trust

Representative: Elizabeth Fonvergne, Advanced Engineering and Consulting

Case No. TT-73626-CN-2A

CEQA No. ENV-2016-1747-CE

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 - MAY 24, 2017

(LAST DAY FOR COUNCIL ACTION - MAY 24, 2017)

Summary:

At a regular meeting held on April 25, 2017, the PLUM Committee considered a Tentative Tract Map appeal for the properties at 1123-1129 South Shenandoah Street. Staff from the Department of City Planning provided the Committee information regarding the project. The appellant provided information to the Committee for the appeal. The applicant's representative commented on the project and provided the Committee additional information. Representative from Council District Five commented and supports the project. 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>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	YES
PRICE	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-