

CATEGORICAL EXEMPTION (CE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for the property located at 1176, 1182, 1182 1/4, and 1182 1/2 West 37th Place.

Recommendations for Council action:

1. FIND that the project is exempt pursuant to California Environment Quality Act (CEQA) Guidelines Section 15332 as the environmental clearance for the project, 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 South Los Angeles Area Planning Commission (SLAAPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by James R. Childs, Adams Dockweiler Heritage Organizing Committee, and THEREBY SUSTAIN the decision of the SLAAPC in approving the CE No. ENV-2016-3173-CE as the environmental clearance for a Conditional Use Permit for seven dwelling units, each containing more than five habitable rooms, within the North University Park - Exposition Park - West Adams Neighborhood Stabilization Overlay District, for the property located at 1176, 1182, 1182 1/4, and 1182 1/2 West 37th Place.

Applicant: Henry Fan and Charles Kim, Ursa 1180 37th Pl., LLC

Representative: Kamran Kazemi, Tala Associates

Related Case No. ZA-2016-4597-CU-1A

CEQA No. ENV-2016-3173-CE

Fiscal Impact Statement: The SLAAPC 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 October 17, 2017, the PLUM Committee considered an appeal for the property located at 1176, 1182, 1182 1/4, and 1182 1/2 West 37th Place. Staff from the Department of City Planning provided background information on the project. The Appellant, Applicant and Applicant Representative 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 SLAAPC. 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	ABSENT
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC
17-0784-S1_rpt_plum_10-17-17

-NOT OFFICIAL UNTIL COUNCIL ACTS-