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this matter, please refer to the
Council File No.: [18-0038](#)

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

February 7, 2018

Council File No.: [18-0038](#)

Council Meeting Date: February 06, 2018

Agenda Item No.: 16

Agenda Description: CATEGORICAL EXEMPTION (CE) and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the property located at 6517-6533 West Lexington Avenue.

Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT - ADOPTED

Council Vote:

YES	BOB BLUMENFIELD
YES	MIKE BONIN
YES	JOE BUSCAINO
YES	GILBERT A. CEDILLO
YES	MITCHELL ENGLANDER
YES	MARQUEECE HARRIS-DAWSON
YES	JOSE HUIZAR
YES	PAUL KORETZ
YES	PAUL KREKORIAN
YES	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
YES	MONICA RODRIGUEZ
YES	DAVID RYU
YES	HERB WESSON

HOLLY L. WOLCOTT
CITY CLERK

CATEGORICAL EXEMPTION (CE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the property located at 6517-6533 West Lexington Avenue.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, 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 Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Save Old Hollywood (Representative: Jamie T. Hall, Channel Law Group, LLP), and THEREBY SUSTAIN the decision of the CLAAPC in approving CE No. ENV-2017-1402-CE, and sustaining the determination of the Deputy Advisory Agency's approval of a Vesting Tentative Tract Map for the project, and Zoning Administrator's Adjustment to permit a maximum building height of 33 feet 6 inches in lieu of the maximum height of 30 feet in the RD1.5-1XL Zone, and to permit a lot area density of 1,200 square feet per dwelling unit in lieu of 1,500 square feet per dwelling unit in the RD1.5-1XL Zone, for the subdivision of four parcels into 18 small lots, in conjunction with the construction, use, and maintenance of 18 small lot homes on a 26,700 square foot site in the RD1.5-1XL Zone, for the property located at 6517-6533 West Lexington Avenue, subject to modified Conditions of Approval.

Applicant: Jeff Thomas, 6533 Lex LLC

Representative: Sami Kohanim, Land Use Developers Corporation

Case No. VTT-74942-SL

Environmental No. ENV-2017-1402-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 - FEBRUARY 7, 2018

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 7, 2018)

Summary:

At a regular meeting held on January 23, 2018, the PLUM Committee considered an appeal for the property located at 6517-6533 West Lexington Avenue. Staff from the Department of City Planning provided background information on the project. The Representatives for the Appellant and Applicant provided comments in support of and opposing the appeal. A Representative from Council District Four provided additional comments in support of denying the appeal. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the determination of the CLAAPC relative to the Vesting Tentative Tract. 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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-