

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal for a project located at 2136 - 2140 Westwood Boulevard.

Recommendations for Council action:

1. DETERMINE that based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15300, 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 Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Dr. Steward Fordham, Concerned Neighborhoods of Glendon Avenue (Representative: Mitchell M. Tsai, Attorney at Law) and THEREBY APPROVE the Categorical Exemption for the proposed project, including construction and maintenance of a new 56-feet in height, residential building with 77 residential units, 6,300 square feet of open space, 70 automobile parking spaces, eight short-term bicycle parking spaces, and 78 long-term bicycle parking spaces, setting aside seven of the proposed residential units for Extremely Low Income Households, for the property located at 2136 - 2140 Westwood Boulevard, subject to Conditions of Approval.

Applicant: Farzad Halavi, Westwood3, LLC

Representative: Eli Halavi

Case No. DIR-2013-2331-TOC-1A

Environmental No. ENV-2013-2332-CE

Fiscal Impact Statement: The LACPC reports 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 29, 2019, the Planning and Land Use Management Committee considered a CEQA appeal filed by Dr. Steward Fordham, Concerned Neighborhoods of Glendon Avenue (Representative: Mitchell M. Tsai, Attorney at Law) for a project located at 2136 - 2140 Westwood Boulevard. After hearing testimony from the applicant and the appellant, and after providing an opportunity for public comment, the Committee recommended that Council deny the appeal and approve the Categorical Exemption for the project. This matter is now forwarded to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	YES
BLUMENFIELD	YES
PRICE	YES
CEDILLO	YES
LEE	YES

AC

-NOT OFFICIAL UNTIL COUNCIL ACTS-