

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal for the property located at 824 West Cynthia Avenue.

Recommendations for Council action:

1. **DETERMINE**, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 3 Category 17 (projects involving less than 35 dwelling units), and to the State CEQA Guidelines, Section 15300, Class 31 (historical resources); 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 East Los Angeles Area Planning Commission (ELAAPC) as the Findings for Council.
3. **RESOLVE TO DENY THE APPEAL** filed by Peter Parrish, **THEREBY APPROVING** the categorical exemption for a project, on a R1-1 zoned parcel, located within the Mount Washington-Glassell Park Specific Plan for the construction, use and maintenance of a 2,657 square foot, two-story single family dwelling with an attached two-car garage on a vacant, up-sloping hillside lot within the Mount Washington-Glassell Park Specific Plan for the property located at 824 West Cynthia Avenue, subject to Conditions of Approval.

Applicant: Bing Yeh

Case No. DIR-2018-305-SPP-1A

Environmental No. ENV-2018-306-CE

Fiscal Impact Statement: The ELAAPC 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 December 10, 2019, the PLUM Committee considered a report from the East Los Angeles Area Planning Commission and Appeal file by Peter Parrish. After providing an opportunity for public comment, and after hearing statements from the Appellant and Applicant, the Committee recommended that Council deny the appeal and approve the Categorical Exemption for the project located at 824 West Cynthia Avenue. 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	ABSENT

AC

-NOT OFFICIAL UNTIL COUNCIL ACTS-