

NEGATIVE DECLARATION (ND), CATEGORICAL EXEMPTION, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a zoning administrator's adjustment, project permit compliance review, and specific plan exemption for a project located at 1525 West Colorado Boulevard.

Recommendations for Council action:

1. FIND, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the ND No. ENV-2017-2051-ND, as circulated on April 11, 2019, and all comments received, there is no substantial evidence that the Project will have a significant effect on the environment; FIND the ND reflects the independent judgment and analysis of the City; and, ADOPT the ND.
2. DETERMINE, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301(1), Class 1 (Demolition of an Individual Small Structure), and Sections 15303(b) and 15303(c), Class 3 (New Construction of a Small Structure), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
3. ADOPT the FINDINGS of the PLUM Committee as the findings for Council.
4. RESOLVE TO DENY THE APPEALS filed by: 1) Dylan Callaghan, 2) Girish R. Patel, and 3) David Lee, and THEREBY APPROVING the Zoning Administrator's Adjustment, to allow a six foot passageway in lieu of 12 feet as otherwise required by LAMC Section 12.21 C.2.(b), a Project Permit Compliance Review, for the construction, use and maintenance of a mixed-use development located in Subarea III of the Colorado Boulevard Specific Plan, and denying a Specific Plan Exception, to allow a maximum floor area ratio (FAR) of 1.1:1 in lieu of a 1:1 FAR as otherwise permitted by Section 15.A of the Colorado Boulevard Specific Plan for the demolition of an existing one-story retail and auto repair building; and the construction, use and maintenance of a mixed-use development consisting of six dwelling units and 1,016 square feet of office and retail commercial space with a total floor area of 10,379 square feet on a property that is 9,461.4 square feet in size, where the proposed building will be a maximum of 46 feet, 7 inches in height, providing 12 residential parking spaces and two commercial parking spaces within an at-grade parking garage and a carport, 12 bicycle parking stalls consisting of eight long-term and four short-term stalls, and 3,636 square feet of roof deck areas for the property located at 1525 West Colorado Boulevard, subject to Conditions of Approval as modified by the PLUM Committee (attached to the Council file).

Applicant: Carlie Yapp, Townsend Development

Representative: Andrew Yapp Southern California Land Use

Case No. APCE-2017-2050-ZAA-SPP-SPE

Environmental No. ENV-2017-2051-ND and ENV-2019-2833-CE

Fiscal Impact Statement: The East Los Angeles Area Planning Commission (ELAAPC) reports there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - DECEMBER 11, 2019
(LAST DAY FOR COUNCIL ACTION - DECEMBER 11, 2019)

Summary:

At a regular meeting held on December 3, 2019, the PLUM Committee considered a ELAAP Commission report relative to a zoning administrator's adjustment, project permit compliance review, and specific plan exemption for a project located at 1525 West Colorado Boulevard. After providing an opportunity for public comment, and providing an opportunity for the Appellant, Applicant, and their respective representatives, the Committee recommended that Council adopt the CEQA determinations, findings, and deny the appeals. 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	ABSENT
LEE	YES
AC	

-NOT OFFICIAL UNTIL COUNCIL ACTS-