

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal for the properties located at 714 South Grand View Street, and 716-760 South Grand View Street.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, that the Project is exempt (No. ENV-2017-2808-CE) from the CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and that there is no substantial evidence demonstrating that any exceptions contained in CEQA Guidelines, Section 15300.2 regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites, or historical resources 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 Alejandra M. Castro, and THEREBY SUSTAIN the determination of the LACPC in approving an exemption from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, for the demolition of 18 duplexes containing a total of 36 units for the construction, use and maintenance of a six-story, multi-family residential building containing 100 dwelling units, including a market-rate manager's unit, 25 units restricted to Extremely Low Income Households and 74 units restricted to Low Income Households, with a maximum height of 85 feet, as measured from grade to roof structures, and containing a total of 120,000 square feet of floor area, and providing 25 automobile parking spaces, 75 long-term bicycle parking stalls, and seven short-term bicycle parking stalls, and with a total of 9, 105 square feet of open space to be provided within two courtyards and two roof decks, for the properties located at 714 South Grand View Street, and 716-760 South Grand View Street, subject to Conditions of Approval.

Applicant: Grandview Apartments, L.P.

Representative: Jim Ries, Craig Lawson and Co., LLC

Related Case No. DIR-2018-4135-TOC-SPR-1A

Environmental No. ENV-2018-4136-CE

Fiscal Impact Statement: The LACPC 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 December 10, 2019, the PLUM Committee considered a CEQA appeal for the properties located at 714 South Grand View Street, and 716-760 South Grand

View Street. Department of City Planning Staff provided an overview of the matter. Representatives of the Applicant and the Appellant provided comments. After an opportunity for public comment, the Committee recommended denying the appeal and sustaining the determination of the LACPC in approving an exemption from CEQA. This matter is now submitted to Council for 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-