

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to two California Environmental Quality Act (CEQA) Appeals for the property located at 1719-1731 North Whitley Avenue.

Recommendations for Council Action:

1. DETERMINE that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, 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 Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed 1) Casey Maddren on behalf of United Neighborhoods for Los Angeles (UN4LA) and 2) Susan Hunter, Los Angeles Tenants Union, Hollywood Local, and THEREBY APPROVE the Categorical Exemption from CEQA pursuant to CEQA Guidelines Section 15332 and related CEQA findings for the demolition of six structures with 40 dwelling units and the construction, use, and maintenance of a 10 story, 156 room hotel with 122 automobile parking spaces for the property located at 1719-1731 North Whitley Avenue, subject to Conditions of Approval.

Applicant: Fairborz Moshfegh, Whitley Apartments, LLC

Representative: Matthew Hayden, Hayden Planning

Case No. DIR-2016-4920-SPR-1A

Environmental No. ENV-2016-4921-CE

Fiscal Impact Statement: The CLAAPC states 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 October 1, 2020, the PLUM Committee considered two Appeals for the property located at 1719-1731 North Whitley Avenue. Staff from the Department of City Planning provided an overview of the matter. After an opportunity for public comment, presentations from Applicant and Appellants, the Committee recommended to deny the appeals and thereby approve the Categorical Exemption for the project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	YES
CEDILLO:	YES
LEE:	YES

LC 10/1/20

-NOT OFFICIAL UNTIL COUNCIL ACTS-