

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract (VTT) Appeal for the property located at 411-439 South Hamel Road.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Article 19, Section 15332 (Class 32), and that 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 APPEAL filed by Keith Nakata and THEREBY SUSTAIN the determination of the CLAAPC in 1) approving a Categorical Exemption from the CEQA; and, 2) sustaining the determination of the Deputy Advisory Agency and approving, pursuant to Sections 17.06 and 17.15 of the Los Angeles Municipal Code, a VTT Map No. VTT-82420-CN, for the merger of five lots into one lot for a maximum of 37 residential condominium units, with a unit density based on the R3 Zone, for the property located at 411-439 South Hamel Road, subject to Conditions of Approval.

Applicant: CWV-Hamel, LLC

Representative: Eric Liberman, QES Incorporation

Case No. VTT-82420-CN-2A

Environmental No. ENV-2019-4137-CE

Fiscal Impact Statement: The CLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - FEBRUARY 5, 2021

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 5, 2021)

Summary

At a special meeting held on January 21, 2021, the PLUM Committee considered a CLAAPC report and Appeal filed for the property located at 411-439 South Hamel Road. Staff from the Department of City Planning (DCP) provided an overview of the matter. After providing an opportunity for public comment, and presentations from the Applicant and Appellant, the PLUM Committee recommended to deny the Appeal and sustain the CLAAPC's determination for the project. This matter is now submitted to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
CEDILLO:	ABSENT
LEE:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-