

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal filed for the properties located at 1427-1433 South Greenfield Avenue.

Recommendations for Council action:

1. FIND that based on the whole of the administrative record, the Project is exempt from the CEQA, pursuant to State CEQA Guidelines, Article 19, Sections 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines, regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or 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 Oren Lavee and Bruce Shapiro (Representative: Dean Wallraff, Advocates for the Environment), and THEREBY SUSTAIN the determination of LACPC in approving a Categorical Exemption as the environmental clearance for the demolition of two apartment buildings and garages and the construction of a new six-story, maximum 66.5-feet in height, 29-unit multi-family apartment building over two levels of subterranean parking containing 47 automobile stalls, in conjunction with the export of 14,000 cubic yards of dirt, involving the removal of one existing street tree and planting of at least three new street trees, and with the reservation of three units for Extremely Low Income, one unit for Very Low Income, and one unit for Low Income occupancy for a period of 55 years, for the properties located at 1427-1433 South Greenfield Avenue.

Applicant: David Gholiani, Greenfield Ohio LLC

Representative: Tony Russo, Crest Real Estate

Case No. DIR-2019-277-TOC-DRB-SPP-1A

Environmental No. ENV-2019-278-CE-1A

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 April 20, 2021, the PLUM Committee considered a report from the LACPC and CEQA appeal for the properties located at 1427-1433 South Greenfield Avenue. DCP staff provided an overview of the matter. A Representative of

Council District 5 provided comments in support of denying the appeal. After an opportunity for public comment, presentations from Representatives of the Applicant and Appellant, the Committee recommended to deny the appeal and sustain the LACPC's determination, and adopt the Categorical Exemption for the properties located at 1427-1433 South Greenfield Avenue. 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
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB
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