

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 1517-1523 West 8<sup>th</sup> Street.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from the CEQA, pursuant to CEQA Guidelines, Article 19, Sections 15332, Class 32, 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 Department of City Planning (DCP) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Margarita Lopez, Coalition For An Equitable Westlake/MacArthur Park (Representative: Claudia Medina, Law Office of Claudia Medina), and THEREBY SUSTAIN the Director of Planning's determination in approving a Categorical Exemption as the environmental clearance for the proposed project involving the demolition of the two existing residential structures, and the construction, use, and maintenance of a new seven-story, 82 feet in height, mixed-use building with 60 dwelling units, reserving six units for Extremely Low Income Household occupancy for a period of 55 years, over approximately 1,150 square feet of ground floor commercial space, with two levels of parking containing 32 automobile parking stalls; the proposed building will encompass approximately 45,960 square feet in total building area, with a Floor Area Ratio (FAR) of approximately 3.76:1; of the proposed 60 units, 34 will be studio units, 22 will be one-bedroom units, and four will be three-bedroom units; the project will provide 50 long-term bicycle parking spaces and six short-term bicycle parking spaces in addition to 32 automobile parking spaces, and will include approximately 5,077 square feet of open space, provided by a combination of balconies, a roof deck, a courtyard, and a recreation room/fitness center; the project will maintain a 6-inch front yard, and five-foot rear yard as permitted by the underlying C2-2D Zone for Mixed Use Projects pursuant to Los Angeles Municipal Code (LAMC) Section 13.09-B.3 and LAMC Section 12.22-A.18(c); and will maintain a five-foot setback for the side yards, in accordance with the RAS3 Zone; for the properties located at 1517-1523 West 8<sup>th</sup> Street.

Applicant/Owner: Shahin Simon Neman, Apartments on 8<sup>th</sup> I LLC

Representative: Gary Benjamin, Alchemy Planning + Land Use

Case No. DIR-2019-7742-TOC

Environmental: ENV-2019-7743-CE-1A

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on June 1, 2021, the PLUM Committee considered a report from the DCP and a CEQA appeal for the properties located at 1517-1523 West 8th Street. DCP staff provided an overview of the matter. Councilmember Cedillo provided comments in support of the proposed project. After an opportunity for public comment, and presentation from the Appellant's Representative, the Committee recommended to deny the appeal and sustain the Director of Planning's determination in approving the Categorical Exemption as the environmental clearance 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
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

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