

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Building Line Removal for the properties located at 3855-3859 South Motor Avenue and 10401-10417 West Washington Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 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 West Los Angeles Area Planning Commission (WLAAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated January 20, 2021, for a Building Line Removal of a 20-foot Building Line along Washington Boulevard, established under Ordinance No. 60,771, for a project involving the demolition of a one-story thrift store and automobile shop, and the construction, use, and maintenance of an eight-story, 91 feet in height addition to an existing four-story, 33-unit multifamily building; the addition includes 112 new dwelling units for a total of 145 dwelling units, including 15 units set aside for Extremely Low Income Households, and 2,000 square feet of ground floor commercial uses with one level of subterranean parking; the project will include 71 new parking spaces in addition to 34 existing parking spaces for 105 total parking spaces; vehicular access would be provided via two driveways on Motor Avenue (one of which is already existing), a driveway on Washington Boulevard, and a driveway on the rear alley; for the properties located at 3855-3859 South Motor Avenue and 10401 -10417 West Washington Boulevard, subject to Conditions of Approval.

Applicant: Lou Jacobs, CLG WM, LLC

Representative: Ari Kahan, California Landmark Group

Case No. APCW-2020-5233-TOC-SPR-BL-HCA

Environmental No. ENV-2020-5234-CE

Fiscal Impact Statement: The WLAAPC 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 June 15, 2021, the PLUM Committee considered a report from the WLAAPC and draft Ordinance for a Building Line Removal of a 20-foot Building Line along Washington Boulevard, for the properties located at 3855-3859 South Motor Avenue and 10401 -10417 West Washington Boulevard. After providing an opportunity for public comment, the Committee recommended approval of the Ordinance for the Building Line Removal. 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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