

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the properties located at 730 South Vermont Avenue and 3077 Leeward Avenue.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is categorically exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects based on unusual circumstances, scenic highways, hazardous waste sites, or historical resources apply.
2. ADOPT the FINDINGS of Department of City Planning (DCP) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Enrique Velasquez, Coalition for An Equitable Westlake/MacArthur Park, and THEREBY SUSTAIN the Director of Planning's determination in approving a Categorical Exemption, No. ENV-2020-4390-CE, as the environmental clearance for a proposed qualifying Tier 3 Transit Oriented Communities project with a total of 80 dwelling units, including 8 units reserved for Extremely Low Income Household occupancy for a period of 55 years, along with the following two Additional Incentives: a) Setback (Side and Rear) to utilize any or all of the yard requirements for the RAS3 Zone per Los Angeles Municipal Code (LAMC) Section 12.10.5; and, b) Open Space to permit a 25 percent reduction in open space per LAMC Section 12.22.A.25(f)(6); for the properties located at 730 South Vermont Avenue and 3077 West Leeward Avenue.
4. RECEIVE and FILE the appeal, inasmuch as the Appellant, Enrique Velasquez, Coalition for An Equitable Westlake/MacArthur Park, withdrew the appeal on October 5, 2021 by written notice.

Applicant: Evan Kasper, 730 Vermont Venture, LLC

Representative: Gary Benjamin, Alchemy Planning + Land Use

Case No. DIR-2020-4389-TOC

Environmental No. ENV-2020-4390-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 November 2, 2021, the PLUM Committee considered a report from the DCP relative to a CEQA appeal filed for the properties located at 730 South Vermont Avenue and 3077 West Leeward Avenue. After providing an opportunity for public comment, the Committee recommended to deny the appeal and thereby sustain the Director of Planning's determination in approving a Categorical Exemption as the environmental clearance for the project, inasmuch as the Appellant withdrew the appeal on October 5, 2021 by written notice. 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
LEE:	YES
RODRIGUEZ:	YES

AXB  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**