

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal filed for the property located at 1037 South Dewey Avenue (1031-1043 South Dewey Avenue).

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, 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 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 determination of the Director of Planning, in approving a Categorical Exemption as the environmental clearance for the construction, use and maintenance of a 56,112 square foot, 60-unit residential development including six dwelling units set aside for affordable housing (or 10 percent of the proposed density) reserved for Extremely Low Income Households Transit-Oriented Communities project, for the property located at 1037 South Dewey Avenue (1031 – 1043 South Dewey Avenue).

Applicant: Henry Fan, URSA 1037 Dewey Ave., LLC

Representative: Patrick Jen

Case: DIR-2022-756-TOC-HCA

Environmental No. ENV-2022-757-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 September 6, 2022, the PLUM Committee considered a report from the DCP and a CEQA appeal for the property located at 1037 South Dewey Avenue (1031 – 1043 South Dewey Avenue). DCP staff provided an overview of the matter. A Representative of Council District 10 provided comments in support of denying the appeal. After an opportunity for public comment, and presentations from the Applicant's Representative and Appellant, the Committee recommended to deny the appeal and thereby sustain the DCP'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
LEE:	YES

RODRIGUEZ: ABSENT

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**