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CITY PLANNING**

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October 7, 2022

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

1840-1848 WEST ADAMS BOULEVARD; CF 22-1055, VTT-83081-SL-HCA-2A

On April 5, 2022, the Advisory Agency issued a determination to approve a Vesting Tentative Tract Map to subdivide two (2) 7,062 square foot lots, totaling 14,142 square feet, into ten (10) new lots for the construction, use, and maintenance of ten (10) small lot homes in the C2-1VL-O-CPIO zone.

On April 15, 2022, an appeal was filed by Tanisha B. Thomas on behalf of the West Adams Neighborhood Association. On July 19, 2022, the South Los Angeles Area Planning Commission denied the appeal and sustained the Deputy Advisory Agency's determination dated April 5, 2022 and determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions) and approved pursuant to Section 17.03 of the Los Angeles Municipal Code, Tentative Tract No. 83081-SL-HCA, as shown on map stamp-dated March 18, 2020 in the South Los Angeles Community Plan.

On August 31, 2022, a 2nd level appeal was filed by Felipe Caceres on behalf of USC Forward, appealing the Tract Map and CEQA determination for the project. On September 2, 2022, a second 2nd level appeal was filed by Tanisha B. Thomas of the West Adams Neighborhood Association, appealing the Tract Map and CEQA determination for the project.

Staff recommends that the Planning and Land Use Committee take the following actions: Determine that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32 Infill Development); Deny the appeals filed by Tanisha B. Thomas and Felipe Caceres, and sustain the South Los Angeles Area Planning Commission's determination dated August 26, 2022 to approve, pursuant to Section 17.03 of the Los Angeles Municipal Code, a Vesting Tentative Tract No. 83081-SL-HCA for a maximum 10 small lot single family dwellings as shown on map stamp-dated March 18, 2020 in the South Los Angeles Community Plan.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read 'Sergio Ibarra', with a stylized flourish at the end.

Sergio Ibarra
City Planner

VPB:FR:MS:SI