

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an Appeal for a Site Plan Review, for the properties located at 1218 - 1238 West Manchester Avenue.

Recommendations for Council action:

1. DETERMINE, that based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and that 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 Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Victoria Yundt, Lozeau Drury LLP), and THEREBY SUSTAIN the determination of the LACPC in approving a Site Plan Review, pursuant to Los Angeles Municipal Code Section 16.05, for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms; Construction of a five-story, 56-foot tall mixed-use residential building comprising 132 dwelling units (including 18 Very Low-Income units) and 5,444 square feet of ground-floor commercial space. The Project will be approximately 85,793 square feet in floor area with a Floor Area Ratio (FAR) of 2.6: 1. The Project will provide 97 residential and 16 commercial parking spaces in a subterranean and partial at-grade parking level. The site is currently improved with three single-family dwellings with warehouse/commercial uses, and two non-protected on-site trees, all of which will be demolished. An existing wireless telecommunications facility (cell tower) is proposed to remain. Three non-protected street trees may be removed from the public right-of-way. The Project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with Los Angeles Municipal Code Sections 62.169 and 62.170 and their applicable findings. The Project will also involve the grading of approximately 12,000 cubic yards of soil; for the properties located at 1218 - 1238 West Manchester Avenue, subject to Conditions of Approval.

Applicant: 1218 West Manchester Associates, LLC

Representative: Heather Lee, Ketter and Associates

Case No. CPC-2021-8640-DB-CU-SPR-PHP-VHCA-1A

Environmental No. ENV-2021-8641-CE

Fiscal Impact Statement: The LACPC 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 March 21, 2023, the PLUM Committee considered a report from the DCP and an appeal filed for a Site Plan Review, for the properties located at 1218 - 1238 West Manchester Avenue. DCP staff provided an overview of the matter. Councilmember Harris-Dawson provided comments in support of the project and denial of the appeal. After an opportunity for public comment, and presentation from the Appellant and Applicant Representatives, the Committee recommended to deny the appeal and sustain the determination of the LACPC in approving the Site Plan Review. 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
RODRIGUEZ:	YES
YAROSLAVSKY:	YES
LEE:	YES
HUTT:	YES

CR
22-1163_rpt_PLUM_04-18-23