

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 2456 – 2460 South Purdue Avenue.

Recommendations for Council action:

1. DETERMINE, that 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 Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Kathryn Schorr, and THEREBY SUSTAIN the determination of the LACPC, in approving a Categorical Exemption as the environmental clearance for the construction of a new six-story, 67-foot tall, 27-unit residential building (including 3 units reserved for Extremely Low-Income Households), the project will have a proposed Floor Area Ratio of approximately 4.3:1 with approximately 46,528 square feet of floor area, the project provides 26 parking spaces located at subterranean level, the existing two single-family dwellings and attached garages on-site are proposed to be demolished, and seven non-protected trees are proposed to be removed from the subject site, the project will involve grading and export approximately 6,475 cubic yards of soil; for the property located at 2456 - 2460 South Purdue Avenue.

Applicant: Amir Mehdizadeh

Representative: Aaron Belliston, BMR Enterprises

Case No: DIR-2021-5596-TOC-HCA-1A

Environmental No.: ENV-2021-5597-CE-1A; State Clearinghouse No. 2013031038

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes

For: Wes Los Angeles Neighborhood Council

Summary:

At a regular meeting held on March 7, 2023, the PLUM Committee considered a report from the LACPC and CEQA appeal for the property located at 2456 - 2460 South Purdue Avenue. DCP staff provided an overview of the matter. Council District 11 staff provided comments. After an opportunity for public comment, and presentations from the Applicant's Representative and the Appellant, the Committee recommended to deny the appeal and thereby sustain the LACPC'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
RODRIGUEZ:	YES
YAROSLAVSKY:	YES
LEE:	YES
HUTT:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**