

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the properties located at 1537, 1539, 1541, and 1543 West Cambria Street.

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 29, 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 Enrique Velasquez, Coalition for an Equitable Westlake MacArthur Park, and THEREBY SUSTAIN the LACPC's determination in approving a Categorical Exemption as the environmental clearance for the demolition of an existing six-unit, multi-family residence for the construction, use, and maintenance of a 43-unit residential apartment building that is six stories, 73 feet 10 inches in height, and contains 39,695 square feet of floor area and a 5.6:1 Floor Area Ratio, the project will set aside 10 percent, or five units, of the 43 total units for Extremely Low Income Households, the building will contain 22 vehicle parking spaces, 36 long-term bicycle parking spaces, and four short-term bicycle parking spaces, the unit mix will be comprised of 15 studio apartments, 17 one-bedroom apartments, eight two-bedroom apartments and three three-bedroom apartments for a total of 43 units, there will be 3,519 square feet of open space, comprised of 1,700 square feet of private open space and 1,819 square feet of common open space provided through a ground floor recreation room and two roof decks, the project proposes the export of up to 4,250 cubic yards of earth, the project site includes 10, non-protected on-site trees, all of which are proposed for removal, in addition, the project will provide 12 new trees on-site; for the properties located at 1537, 1539, 1541, and 1543 West Cambria Street.

Applicant/Representative: New Real Estate Market, Shahla Sahla

Case No. DIR-2021-643-TOC-HCA

Environmental No. ENV-2021-644-CE-1A

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 September 19, 2023, the PLUM Committee considered a report from the LACPC and a CEQA appeal for the properties located at 1537, 1539, 1541, and 1543 West Cambria Street. DCP staff provided an overview of the matter. A representative for Council District One provided comments in support of denying the appeal. The Appellant, Enrique Velasquez, Coalition for an Equitable Westlake MacArthur Park, was called several times to provide comments, but the appellant did not come forward to speak on the matter. After an opportunity for public comment, and presentation from the Applicant Representative, 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
LEE:	YES
YAROSLAVSKY:	ABSENT
PADILLA:	YES
HUTT:	ABSENT

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**