

CATEGORICAL EXEMPTION AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Specific Plan Exception Appeal for the property located at 11835 West Tennessee Place.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from 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 West Los Angeles Area Planning Commission (WLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Rudy Hartanto, and THEREBY SUSTAIN the determination of the WLAAPC in approving a Specific Plan Exception, pursuant to Section 11.5.7.F of the Los Angeles Municipal Code, to allow reduced front yards of five feet in lieu of the 15 feet otherwise required by the Exposition Corridor Transit Neighborhood Plan Section 4.3.1.A.2; for the construction of four new three-story single-family dwellings with a height of 45 feet and two parking spaces as part of a previously approved small lot subdivision, the existing single-family dwelling will be demolished, the Project may involve the removal of up to nine non-protected trees along the public right-of-way; for the property located at 11835 West Tennessee Place, subject to Conditions of Approval.

Applicant: Michael Librush, Tennessee Place, LLC

Representative: Jesi Harris, Brian Silveira & Associates

Case No. APCW-2022-1156-SPE-HCA-1A

Environmental No. ENV-2022-1158-CE

Related Case No. AA-2022-1157-PMLA-SL-HCA

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

Community Impact Statement: None submitted

**TIME LIMIT FILE NOVEMBER 15, 2023**

**(LAST DAY FOR COUNCIL ACTION NOVEMBER 14, 2023)**

Summary:

At a regular meeting held on November 7, 2023, the PLUM Committee considered a report from the WLAAPC and a Specific Plan Exception Appeal for the property located at 11835 West Tennessee Place. DCP staff provided an overview of the matter. After providing an opportunity for public comment, and presentations from the Appellant and Applicant Representatives, the Committee recommended to deny the appeal and thereby sustain the WLAAPC's determination in approving a Specific Plan Exception 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:	YES
PADILLA:	YES
HUTT:	YES

A handwritten signature in black ink, appearing to be a stylized 'M' followed by a horizontal line.

CR  
23-0954\_rpt\_PLUM\_11-07-23

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**