

CATEGORICAL EXEMPTION, RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal filed for the properties located at 5000, 5004, 5006, and 5010 Vineland Avenue; and 10950 Hesby Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

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 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 (Representative: Brian Flynn, Lozeau Drury LLP), and THEREBY SUSTAIN the determination of the LACPC in approving a Density Bonus, pursuant to Section 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), for a housing development project with an On-Menu Incentive: a) An On-Menu Incentive to permit averaging of Floor Area Ratio and density over two zones and to permit vehicular access from a less restrictive zone to a more restrictive zone; approving a Conditional Use Permit, pursuant to LAMC Section 12.24 U.26, to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25; and, approving a Site Plan Review, pursuant to LAMC Section 16.05, for a project that results in more than 50 dwelling units; for the removal of a truck rental facility and a surface parking lot and the construction of a new approximately 123,918 square foot, seven-story, 78 feet and six inches in height, mixed-use residential building containing 139 residential units with 19 units set aside for Very Low Income Households, the project will also provide 2,855 square feet of commercial space on the ground floor and 126 parking spaces within one subterranean and one at-grade parking level; for the properties located at 5000, 5004, 5006, and 5010 Vineland Avenue; and 10950 Hesby Street, subject to Conditions of Approval.

Applicant: Alan Kleinman, NoHo Properties, LLC

Representative: Athena Novak, AHN & Associates

Case No. CPC-2021-10706-CU-DB-SPR-HCA-1A

Environmental No. ENV-2021-10707-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

TIME LIMIT FILE – APRIL 19, 2024

(LAST DAY FOR COUNCIL ACTION – APRIL 19, 2024)

Summary:

At a regular meeting held on April 2, 2024, the PLUM Committee considered a report from the LACPC and an appeal for the properties located at 5000, 5004, 5006, and 5010 Vineland Avenue; and 10950 Hesby

Street. Department of City Planning staff provided an overview of the matter. A representative from Council District Two provided comments in support of denying the appeal. After an opportunity for public comment, and presentations from the Appellant and Applicant Representatives, the Committee recommended to deny the appeal and thereby sustain the LACPC's determination in approving a Density Bonus, a Conditional Use Permit, and a Site Plan Review, as detailed above. 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:	ABSENT
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-