

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 1332 North Fairfax Avenue.

Recommendations for Council action:

1. DETERMINE, that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, 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 North Orange Grove Residents (Representative: Kristina Kropp, Luna & Glushon), and THEREBY SUSTAIN the determination of the LACPC in approving a Categorical Exemption as the environmental clearance for the demolition of an existing one-story single-family dwelling and the construction of a new, approximately 14,111 square foot, 45 feet in height, 100 percent affordable four-story residential apartment building containing 26 residential units with 20 units set aside for Low Income Households, five units set aside for Moderate Income Households and one manager's unit, utilizing the State Density Bonus Program, the project does not propose vehicular or bicycle parking and no Open Space is provided, the project proposes the removal of seven non-protected on-site trees, one existing street tree is not proposed for removal and will be maintained; for the property located at 1332 North Fairfax Avenue.

Applicant: Jason Grant, Local Development

Case No. CPC-2023-5116-DB-PHP-HCA

Environmental No. ENV-2023-5117-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

TIME LIMIT FILE - MAY 13, 2024

(LAST DAY FOR COUNCIL ACTION - MAY 10, 2024)

Summary:

At a regular meeting held on April 16, 2024, the PLUM Committee considered a report from the LACPC and a CEQA appeal for the property located at 1332 North Fairfax Avenue. Department of City Planning staff provided an overview of the matter. A representative from Council District 13 provided comments in support of denying the appeal. After an opportunity for public comment, and presentations from the Appellant Representative and Applicant, 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:	YES
PADILLA:	YES
HUTT:	YES

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-