

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal for the property located at 806 West Adams Boulevard (758-832 West Adams Boulevard and 2610 South Severance Street).

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, the project is exempt (No. ENV-2018-2454-CE) from CEQA, pursuant to CEQA Guidelines, Section 15332, 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 Jim Childs, North University Park Community Association/Adams Severance Coalition, and THEREBY SUSTAIN the determination of the LACPC in approving a categorical exemption from CEQA pursuant to CEQA Guidelines Section 15332, for the demolition of one existing on-site building and associated parking lot and the construction of 99 five-bedroom apartment units within six, three-story buildings over a single-level podium parking structure, totaling four stories, with five of the apartment units to be restricted affordable units for Very Low Income households, with an additional four-story building to provide a clubhouse that would include a variety of resident-serving amenities; constructing a total of 183,150 square feet of new floor area, with seven buildings to sit on a fully enclosed and screened single-level, ground-floor parking structure providing a total of 259 vehicle parking spaces for off-street parking and 109 bicycle parking spaces; a total of 19 on-site, non-protected trees will be removed as a result of the Project; for the property located at 806 West Adams Boulevard (758-832 West Adams Boulevard and 2610 South Severance Street), subject to Conditions of Approval.

Applicant: Bob Champion, Champion Real Estate Company

Representative: Kyndra Casper, DLA Piper LLP (US)

Related Case No. ZA-2018-2453-CU-DB-SPR-1A

Environmental No. ENV-2018-2454-CE

Fiscal Impact Statement: None submitted by the LACPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

Against unless Amended: Empowerment Congress North Area NDC

Summary:

At a regular meeting held on January 21, 2020, the PLUM Committee considered a CEQA appeal for the property located at 806 West Adams Boulevard (758-832 West Adams Boulevard and 2610 South Severance Street). Department of City Planning Staff provided an overview of the matter. Representatives of the Applicant and the Appellant provided comments. After an opportunity for public comment, the Committee recommended denying the appeal and sustaining the determination of the LACPC in approving an exemption from CEQA. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<b><u>MEMBER</u></b>	<b><u>VOTE</u></b>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	ABSENT
CEDILLO:	YES
LEE:	ABSENT

LC 01/21/20

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**