

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 638 South Berendo Street (3273, 3275, 3277, 3279, 3281, 3283, 3285, 3287, and 3289 West Wilshire Boulevard, and 638, 642, and 646 South Berendo Street).

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, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and 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 (SAFER) (Representative: Hayley Uno, Lozeau Drury LLP), and THEREBY SUSTAIN the LACPC's determination in approving a Categorical Exemption as the environmental clearance for the construction, use, and maintenance of a new, eight-story, 86,700 square-foot residential building with 163 dwelling units of which 18 dwelling units (11 percent of the proposed density) will be set aside for Extremely Low Income Households, the Project will rise to a maximum height of 99 feet and 9 inches with a Floor Area Ratio of 3.39:1, the building will be constructed with seven residential levels above one ground floor level of residential lobby and parking and one subterranean level of parking, the Project will provide a total of 39 automobile parking spaces and 118 bicycle parking spaces (107 long-term spaces and 11 short-term spaces); for the property located at 638 South Berendo Street (3273, 3275, 3277, 3279, 3281, 3283, 3285, 3287, and 3289 West Wilshire Boulevard, and 638, 642, and 646 South Berendo Street).

Applicant: Scott Dobbins, 3275 Wilshire LP

Representative: Jim Ries, Craig Lawson & Co. LLC

Case No. DIR-2023-4545-TOC-SPR-VHCA-1A

Environmental No. ENV-2023-4546-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 February 11, 2025, the PLUM Committee considered a report from the LACPC and a CEQA appeal for the property located at 638 South Berendo Street (3273, 3275, 3277, 3279, 3281, 3283, 3285, 3287, and 3289 West Wilshire Boulevard, and 638, 642, and 646 South Berendo Street). Department of City Planning staff provided an overview of the matter. Councilmember Hutt 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 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>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	ABSENT
LEE:	ABSENT
RAMAN:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-