

CATEGORICAL EXEMPTION AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Conditional Use Permit appeals for the properties located at 3676 1-2 South Kelton Avenue and 3704 1-2 South Kelton Avenue; and 10845 West Regent Street.

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

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 APPEALS filed by: 1) Manzar Foroohar (Representative: Lee H. Wallach); 2) Jean Hutchinson (Representative: Reed Hutchinson); 3) Albert Kim (Representative: Chad Quinones); 4) Kelly Elizabeth Lally; 5) David Lefebvre; and 6) Caitlin McClure (Representative: Kelly Lally), and THEREBY SUSTAIN the determination of the LACPC in approving pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit 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; for the demolition of two existing duplexes (total of four dwelling units) for the construction, use and maintenance of a new Density Bonus project with 43 dwelling units, and 11 of the total units reserved for Very Low Income households, the proposed building is 62 feet in height and has 39,011 square feet of floor area, a total of 2,950 square feet of open space is proposed, the building will observe a 15-foot front yard, a 15-foot rear yard, and side yards of seven feet and two inches, a total of 33 vehicle parking spaces are proposed; for the project located at 3676 1-2 South Kelton Avenue and 3704 1-2 South Kelton Avenue; and 10845 West Regent Street, subject to Conditions of Approval as modified by the PLUM Committee on February 20, 2024, attached to the Council file, to include a new condition, that the property owner shall actively reach out to SEIU Local 721 and UNITE HERE Local 11 to promote the availability of affordable units on the property to qualifying individuals and families.

Applicant: Kelton Avenue Investments, LLC / Michael Librush

Representative: Jesi Harris; Brian Silveira & Associates

Case No. CPC-2023-582-CU-DB-HCA-PHP-1A

Environmental No. ENV-2023-583-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

Summary:

At a regular meeting held on February 20, 2024, the PLUM Committee considered a report from the LACPC and Conditional Use appeals for the properties located at 3676 1-2 South Kelton Avenue and 3704 1-2 South Kelton Avenue; and 10845 West Regent Street. DCP staff provided an overview of the matter. Councilmember Yaroslavsky provided comments in support of denying the appeals and adding a new condition, that the property owner shall actively reach out to SEIU Local 721 and UNITE HERE Local 11

to promote the availability of affordable units on the property to qualifying individuals and families. After providing an opportunity for public comment, and presentations from Appellant's, Appellant Representatives and the Applicant's Representative, the Committee recommended to deny the appeals and sustain the LACPC's determination in approving a Conditional Use Permit and approving the Conditions of Approval as modified by the PLUM Committee. 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:	ABSENT
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-