

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the properties located at 1719 - 1731 North Whitley Avenue.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the project is exempt from the CEQA pursuant to CEQA Guidelines, Article 19, 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 Central Area Planning Commission (LACAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Casey Maddren, United Neighborhoods for Los Angeles (UN4LA), and THEREBY SUSTAIN the LACAPC's determination in approving a Categorical Exemption as the environmental clearance for the demolition of six existing structures with 40 dwelling units and the construction, use, and maintenance of a 10-story, 156-room hotel with 122 automobile parking spaces; for the properties located at 1719 - 1731 North Whitley Avenue.

Applicant: Fairborz Moshfegh, Whitley Apartments, LLC

Representative: Matthew Hayden, Hayden Planning

Case No. DIR-2016-4920-SPR

Environmental No. ENV-2016-4921-CE-1A

Related Case: DIR-2016-4920-SPR-1A

Fiscal Impact Statement: The LACAPC 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 June 18, 2024, the PLUM Committee considered a report from the LACAPC and CEQA appeal for the properties located at 1719 - 1731 North Whitley 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 and Applicant Representatives, the Committee recommended to deny the appeal and thereby sustain the LACAPC'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-