

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 1459 South Hi Point 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 (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 Elaine Johnson (L.A. GLO Inc.) (Representative: Jaime T. Hall, Channel Law Group, 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 five-story, 19-unit residential building of which two dwelling units will be reserved for Extremely Low Income Households, the project will contain one, one-bedroom unit, 11 two-bedroom units, and eight three-bedroom units, the project will rise to a maximum height of 57 feet and will comprise a floor area of 20,420 square feet with a Floor Area Ratio of 1.5:1, the project will provide 24 automobile parking spaces and a total of 22 bicycle parking, a total of 2,492 square feet will be dedicated to open space; for the property located at 1459 South Hi Point Street.

Applicant: Ilan Douek, 1459 Hi Point, LLC

Representative: Nick Leathers, Crest Real Estate

Case No. DIR-2023-4996-TOC-HCA-1A

Environmental No. ENV-2023-4997-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 April 22, 2025, the PLUM Committee considered a report from the LACPC and a CEQA appeal for the property located at 1459 South Hi Point Street. Department of City Planning staff provided an overview of the matter. 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:	YES
LEE:	YES
RAMAN:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-