

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 4260 North Arch Drive and 11201 West Ventura Boulevard.

Recommendations for Council action:

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 (Urban Infill), 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 Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Marjan Kris Abubo), 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 multi-family residential building with 129 dwelling units, including 17 units set aside for Very Low Income Households, the proposed building will have approximately 117,000 square feet of floor area and will reach a maximum height of 75 feet with stepbacks at the upper floors at the rear of the building, the proposed project will provide 145 parking spaces, 43 of which will be compact spaces, parking is provided within a partially subterranean garage, the proposed project will provide a publicly accessible path between Arch Drive and the Los Angeles River path; for the properties located at 4260 North Arch Drive and 11201 West Ventura Boulevard.

Applicant: Universal City Guest Home, L.P. / Ervin Cohen & Jessup, LLP

Representative: Jonathan Riker, Veneable, LLP

Case No. CPC-2021-10345-DB-SPP-SPR-WDI-HCA-1A

Environmental No. ENV-2021-10346-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 December 5, 2023, the PLUM Committee considered a report from the LACPC and CEQA appeal for the properties located at 4260 North Arch Drive and 11201 West Ventura Boulevard. DCP staff provided an overview of the matter. A representative from Council District 4 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 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:	ABSENT
LEE:	YES
YAROSLAVSKY:	ABSENT
PADILLA:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-