

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 3836 North Figueroa Street (3800 - 3830 North Pasadena Avenue; 3832 - 3836 North Figueroa Street; and 110 East Avenue 39).

Recommendations for Council action:

1. DETERMINE, that 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 amended 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: Amalia Bowley Fuentes, Lozeau Drury LLP), and THEREBY SUSTAIN the determination of the LACPC in approving a Categorical Exemption as the environmental clearance for a proposed project involving the demolition of existing structures and the construction, use, and maintenance of a new, seven-story mixed-use building with 100 dwelling units, including 10 dwelling units set aside for Extremely Low Income Households and 14,734 square feet of ground floor commercial space within 13 commercial condominium units, the project includes commercial, residential, and parking on the ground floor, the project will provide a total of 114 automobile parking spaces, 16 short-term and 210 long-term bicycle parking spaces; for the properties located at 3836 North Figueroa Street (3800 - 3830 North Pasadena Avenue; 3832 - 3836 North Figueroa Street; and 110 East Avenue 39).

Applicant: Michael Naim

Case No. DIR-2018-4190-TOC-SPR-1A

Environmental No. ENV-2018-4189-CE-1A

Related Cases: VTT-74933-CN; DIR-2018-4190-TOC-SPR

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 March 5, 2024, the PLUM Committee considered a report from the LACPC and CEQA appeal for the properties located at 3836 North Figueroa Street (3800 - 3830 North Pasadena Avenue; 3832 - 3836 North Figueroa Street; and 110 East Avenue 39). Department of City Planning staff provided an overview of the matter. A representative from Council District One 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:	YES
LEE:	ABSENT
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	ABSENT

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