

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 1848 South Gramercy Place.

Recommendations for Council action:

1. ADOPT the revised FINDINGS as modified by the PLUM Committee on October 15, 2024 as the Findings of Council, attached to the Council file.
2. RESOLVE TO GRANT THE APPEAL filed by Jean Frost, West Adams Heritage Association, and Laura Meyers, and THEREBY OVERTURN the Los Angeles City Planning Commission's (LACPC) determination in approving a Categorical Exemption as the environmental clearance for the construction, use, and maintenance of an 8-story, 89-foot tall mixed-use building comprised of 33 residential dwelling units (3 units are restricted to Very Low Income households), and approximately 466 square feet of commercial space, the Project will provide two levels of parking at-grade and at the second floor, comprising a total of 20 parking spaces, the Project also provides 32 long-term and five short-term bicycle parking spaces, the Project will be 31,263 square feet in floor area with a Floor Area Ratio of 6.04:1, the site is currently developed with a two-story residential structure that is to be demolished as part of the Project, there is one large street tree along the western side of the subject site on the public right-of-way; for the property located at 1848 South Gramercy Place.
3. REMAND the matter back to the LACPC as requested by the PLUM Committee.

Applicant/Representative: Akhilesh Jha

Case No. ENV-2020-2116-CE-1A

Related Case No. CPC-2020-2115-DB-HCA

Environmental No. ENV-2020-2116-CE

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes

Against:

United Neighborhoods Neighborhood Council

Summary:

At a regular meeting held on October 15, 2024, the PLUM Committee considered a report from the LACPC and CEQA appeal for the property located at 1848 South Gramercy Place. Department of City Planning staff provided an overview of the matter. Councilmember Hutt provided comments in support of granting the appeal. After an opportunity for public comment, and a presentation from the joint Appellants, the Committee recommended to grant the appeal and thereby overturn the LACPC's determination in approving the Categorical Exemption as the environmental clearance for the project; adopt the modified Findings; and remand the matter back to the LACPC. The applicant did not come forward to provide comments on the matter. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
LEE:	YES
HUTT:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
DE LEÓN:	YES

CR
23-0497_rpt_PLUM_10-15-24

-NOT OFFICIAL UNTIL COUNCIL ACTS-