

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 2511, 2513, 2515, and 2517 West Sunset Boulevard.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Urban Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and 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 R. Abubo, Lozeau Drury, LLP), and THEREBY SUSTAIN the LACPC's determination in approving a Categorical Exemption as the environmental clearance for the demolition of an existing grocery store, recycling center, and surface parking lot for the construction of a five-story, mixed-use building that will include 3,603 square-feet of commercial floor area and 121 residential dwelling units, of which 13 dwelling units will be reserved for Extremely Low Income Households, the proposed project will contain an approximate total of 89,719 square-feet of floor area, resulting in a Floor Area Ratio of 3.32:1, and will rise to a maximum height of 79 feet; for the properties located at 2511, 2513, 2515, and 2517 West Sunset Boulevard.

Applicant: Guy Vidal

Representative: Gary Benjamin, Alchemy Planning

Case No. DIR-2023-2028-TOC-SPR-HCA-1A

Environmental No. ENV-2023-2029-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 January 28, 2025, the PLUM Committee considered a report from the LACPC and a CEQA appeal for the properties located at 2511, 2513, 2515, and 2517 West Sunset Boulevard. 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 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-**