

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 1614-1626 West Temple Street.

Recommendations for Council action:

1. FIND, that based on the whole of the administrative record, the project is exempt from the CEQA pursuant to Article 19, Class 32 of the CEQA Guidelines, 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 Temple CW, LLC (Representative: Stephen Allen Jamieson, Attorney Law Office of Solomon, Saltsman and Jamieson), and THEREBY SUSTAIN the determination of the LACPC in approving a Categorical Exemption as the environmental clearance for the construction, use, and maintenance of a new, six-story, 47,000 square foot mixed-use building with 72 dwelling units, including seven dwelling units set aside for Extremely Low Income Households (or nine percent of the proposed density) and with 700 square feet of commercial space; the building will be constructed with five residential levels above one ground level of parking and commercial use and one level of subterranean parking; the Project will provide a total of 72 automobile parking spaces, eight short-term and 58 long-term bicycle parking spaces; the project includes 72 one-bedroom units, and a total of 5,794 square feet of open space for residents; for the properties located at 1614-1626 West Temple Street, subject to Conditions of Approval.

Applicant: Michael Cho

Representative: Josh Kreger; Craig Lawson and Co., LLC

Related Case No. DIR-2019-7519-TOC-1A

Environmental No. ENV-2019-7520-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 May 4, 2021, the PLUM Committee considered a report from the LACPC and a CEQA appeal for the properties located at 1614-1626 West Temple Street. Department of City Planning staff provided an overview of the matter. A

Representative of Council District 13 provided comments in support of denying the appeal. After an opportunity for public comment, and presentations from Representatives of the Applicant and Appellant, the Committee recommended to deny the appeal and sustain the LACPC's determination in approving the Categorical Exemption 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
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	ABSENT

AXB
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