

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 5817-5823 West Lexington Avenue.

Recommendations for Council action:

1. FIND, that based on the whole of the administrative record, as supported by the justification prepared and found in the environmental case file, the Project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources 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 Ahmad Heydar, Hollywood Villas, LLC, on behalf of the Concerned Neighbors of Lexington Avenue and La Mirada Avenue Association, and THEREBY SUSTAIN the determination of the LACPC in approving a Categorical Exemption from CEQA for the proposed construction, use, and maintenance of a 21-unit multi-family dwelling project, with two units reserved for Low Income Households; the Lexington I Project involves the demolition of two existing duplexes, and the construction, use, and maintenance of a five-story, 56-foot tall, 21-unit multi-family dwelling; the building will be constructed with four residential levels over one at-grade parking level; the Project will provide a total of 29 automobile parking spaces, and includes grading resulting in the export of 800 cubic yards of soil; for the properties located at 5817-5823 West Lexington Avenue.

Applicant: Daniel Pourbaba, 5817 Lexington, LLC

Representative: Erika Woods, Diaz Group, LLC

Related Case No. DIR-2019-5388-DB-1A

Environmental No. ENV-2019-5389-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 5817-5823 West Lexington

Avenue. 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 the Applicant's Representative 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

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