

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 5806-5812 West Lexington Avenue.

Recommendations for Council action:

1. FIND, that based on the whole of the administrative record, that 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 CEQA Guidelines regarding location, cumulative impacts, significant effects based on unusual circumstances, scenic highways, hazardous waste sites, or historical resources apply.
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 Doug Haines, on behalf of La Mirada Avenue Neighborhood Association and Concerned Neighbors of Lexington Avenue (Representative: Robert Silverstein, The Silverstein Law Firm), and THEREBY SUSTAIN the determination of the LACPC in approving a Categorical Exemption from CEQA for the construction of a Transit Oriented Communities 17-unit multi-family project, with two units reserved for Extremely Low Income Households; the Lexington II Project involves the demolition of two existing single-family structures with associated accessory structures, and the construction, use and maintenance of the five-story, 56-foot tall, 17-unit, multi-family dwelling; the building will be constructed with four residential levels over one at-grade parking level, and will provide a total of 17 automobile parking spaces; for the properties located at 5806-5812 West Lexington Avenue.

Applicant: Daniel Pourbaba, 5806 Lexington, LLC

Representative: Erika Diaz, Woods, Diaz Group, LLC

Related Case No. DIR-2019-7067-TOC-1A

Environmental No. ENV-2019-5389-CE-1A

Fiscal Impact Statement: None submitted by the LACPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

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 5806-5812 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 |

AXB
20-0603-S1_rpt_PLUM_05-04-21