

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal for the properties located at 944-952 ½ South Dewey Avenue.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from the CEQA, pursuant to CEQA Guidelines, Article 19, Sections 15332 (Class 32 Urban In-Fill Development), 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 Department of City Planning (DCP) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Margarita Lopez, Coalition For An Equitable Westlake/MacArthur Park (Representative: Claudia Medina, Law Office of Claudia Medina), and THEREBY SUSTAIN the Director of Planning's determination in approving a Categorical Exemption as the environmental clearance for a proposed Transit Oriented Communities Affordable Housing project consisting of the demolition of two existing single-story and one two-story multifamily residential structures, one detached garage, and five non-protected trees, and the construction, use, maintenance of a five-story, multifamily residential building containing 51 dwelling units, including six units restricted to Extremely Low Income Households for a period of 55 years; for the properties located at 944-952 ½ South Dewey Avenue.

Owner/Applicant: Rachel Choi, RKC Dewey LLC

Representative: Heagi Kang, Andmore Partners

Case No. DIR-2020-5590-TOC-HCA

Environmental No. ENV-2020-5591-CE-1A

Fiscal Impact Statement: None submitted by the DCP. 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 June 1, 2021, the PLUM Committee considered a report from the DCP and a CEQA appeal for the properties located at 944-952 ½ South Dewey Avenue. DCP staff provided an overview of the matter. Councilmember Ridley-Thomas provided comments in support of denying the appeal and sustaining the Director of Planning's determination. After an opportunity for public comment, and presentation from the Appellant's Representative, the Committee recommended to deny the appeal and

sustain the Director of Planning's determination in approving the 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>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB
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