

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal for the property located at 11961 West Venice Boulevard.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from CEQA, pursuant to State CEQA Guidelines, Section 15332 (Class 32 Urban In-Fill Development), and that 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 Harvey Lind, Sherlind Properties, LLC, and THEREBY SUSTAIN the determination of the LACPC in approving a Categorical Exemption as the environmental clearance for the proposed project involving the demolition of an existing medical office building, and the construction of a new five-story, maximum 57-feet six-inches in height; 30,681 square-foot, multi-family apartment building consisting of 38 dwelling units over one level of subterranean parking containing 39 automobile stalls; the project reserves five of the units for Very Low Income Households; and will require the grading and export of approximately 8,008 cubic yards of soil, and the removal of one non-protected tree in the adjacent public right-of-way; for the property located at 11961 West Venice Boulevard.

Applicant: Augusto Rojas, Rojas Augusto and Grace M TRS; Augusto and Grace Rojas Trust

Representative: Nichole Smith, HORIZON Development + Entitlement

Case No. DIR-2019-3815-DB-1A

Environmental No. ENV-2019-3816-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 June 15, 2021, the PLUM Committee considered a report from the LACPC and a CEQA appeal for the property located at 11961 West Venice Boulevard. DCP staff provided an overview of the matter. A Representative of Council District 11 provided comments in support of the project. After an opportunity for public comment, and presentations from the Appellant and Applicant's Representative, the

Committee recommended to deny the appeal and sustain the determination of the LACPC 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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