

STATUTORY EXEMPTION, SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE), and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Vesting Tentative Tract (VTT) appeals for the properties located at 4629-4651 West Maubert Avenue.

Recommendations for Council action:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project was assessed in the SCPE, Case No. ENV-2019-3761-SCPE, which the City Council approved on January 14, 2020, and determined that the project was statutorily exempt from the California Environmental Quality Act as a Sustainable Community Project pursuant to Public Resource Code Section 21155.1.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE to DENY THE APPEALS filed by Abraham Soghomonian, Los Feliz Preservation Coalition, and Amy Gustincic, Los Feliz Improvement Association, and THEREBY SUSTAIN the decision of the LACPC in denying the appeals and sustaining the Director of Planning's determination, dated August 5, 2020; and, approving VTT Map No. 82654 with Conditions, pursuant to Sections 17.03, 17.06 and 17.15 of the Los Angeles Municipal Code, for the merger and subdivision of five lots into one lot, in conjunction with the demolition of three existing multi-family buildings and accessory buildings; and the construction, use and maintenance of an eight-story apartment building, with two levels of above grade parking and 143,785 square feet of floor area consisting of 153 dwelling units, within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan Specific Plan, for the properties located at 4629-4651 West Maubert Avenue, subject to Conditions of Approval.

Applicant: Will Cipes, Maubert LA VI, LLC

Representative: Heather Waldstein, Rosenheim and Associates

Case No. VTT-82654-2A

Environmental Nos. ENV-2019-3761-SCPE

Related Case No. DIR-2019-3760-TOC-SPP-SPR-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.

**TIME LIMIT FILE – AUGUST 31, 2021**

**(LAST DAY FOR COUNCIL ACTION – AUGUST 31, 2021)**

Summary:

At a regular meeting held on August 17, 2021, the PLUM Committee considered a report from the LACPC and VTT appeals for the properties located at 4629-4651 West Maubert 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 Appellants, the PLUM Committee recommended to deny the appeal and sustain the decision of the LACPC in approving the VTT Map for the project. This matter is now submitted to the Council for its 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

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**