

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the property located at 1300 Westwood Boulevard.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, as supported by the justification prepared and found in the environmental case file, No. ENV-2019-2790-CE, that the project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), 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 Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Fix the City (Representative: Laura Lake, Fix the City), and THEREBY SUSTAIN the determination of the LACPC in approving a Categorical Exemption as the environmental clearance for a proposed qualifying Tier 4 Transit Oriented Communities Affordable Housing project involving the construction of a seven-story building with 31 residential units, reserving four units for Extremely Low Income Household occupancy for a period of 55 years; with a maximum building height of 75 feet; the project includes one level of subterranean parking consisting of 12 parking spaces with driveway access off the alley, and encompasses 25,693 square feet of floor area, with a maximum Floor Area Ratio of 3.89:1; the site is currently developed with a parking lot built in 1975, which will be demolished for the project; the project will involve grading of approximately 3,000 cubic yards of soil; for the property located at 1300 Westwood Boulevard.

Applicant: Mehdi Mossazadeh, 1300 Westwood Development LLC

Representative: Andy Simhaee, Simha Engineering, Inc.

Case No. DIR-2019-2789-TOC-1A

Environmental No. ENV-2019-2790-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 August 17, 2021, the PLUM Committee considered a report from the LACPC and a CEQA appeal filed for the property located at 1300 Westwood Boulevard. Department of City Planning staff provided an overview of the matter. A

Representative of Council District 5 provided comments regarding the denial of the appeal. After an opportunity for public comment, and presentations from Representatives of the Applicant and Appellant, 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. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<b><u>MEMBER</u></b>	<b><u>VOTE</u></b>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB  
21-0250\_rpt\_PLUM\_08-17-21

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**