

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 139-147 South Occidental Boulevard.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, 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 Department of City Planning (DCP) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Margarita Lopez, Coalition for 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 qualifying Tier 1 Transit Oriented Communities Affordable Housing project involving the construction, use, and maintenance of a residential building with a total of 74 dwelling units; the proposed unit mix consists of 10 studio units, 46 one-bedroom units, and 18 two-bedroom units (including nine affordable units made up of six units for Extremely Low Income Households, one unit for Very Low Income Households, and two units for Low Income Households, for a period of 55 years); a total floor area of approximately 59,460 square feet for an approximate Floor Area Ratio of 4.2:1; the building is proposed to be 69 feet and 4 inches in height, built to six stories plus a roof deck (the measurement of building height may exclude roof structures and equipment as defined by Section 12.21.1 of the Los Angeles Municipal Code), providing a total of 6,311 square feet of open space comprised of 950 square feet of private open space and 5,361 square feet of common open space, including large landscaped courtyards on the 2nd floor, 5th floor, and the roof deck; the proposed project will have one level of at-grade parking and one level of subterranean parking containing 79 automobile parking spaces and 64 bicycle stalls; for the property located at 139-147 South Occidental Boulevard.

Applicant: c/o Thomas Giordano, Spudland, LLC

Representative: Matthew Hayden, Hayden Planning

Case No. DIR-2020-6816-TOC-HCA

Environmental No. ENV-2020-6817-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 August 17, 2021, the PLUM Committee considered a report from the DCP and a CEQA appeal filed for the property located at 139-147 South Occidental Boulevard. DCP 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 Representatives of the Applicant and Appellant, 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

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**