

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the property located at 806 West Adams Boulevard.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is not categorically exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, and there is substantial evidence demonstrating that the cumulative impact exception pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of Department of City Planning (DCP), contained in the DCP report dated August 12, 2021, attached to the Council file, as the Findings of Council.
3. RESOLVE TO GRANT THE APPEAL filed by Jean Frost, West Adams Heritage Association, and THEREBY OVERTURN the determination of the South Los Angeles Area Planning Commission (SLAAPC) in approving a Categorical Exemption, No. ENV-2018-2454-CE, as the environmental clearance for the Redevelopment Plan Project Compliance for the construction of a new four-story (45 feet high), approximately 185,985 square-foot residential complex with 102 residential units, which includes five units set aside for Very Low Income Households and two units set aside for Workforce Households, on a 124,257 net square-foot lot in the Low Medium II District of the Hoover Redevelopment Project Area; for the property located at 806 West Adams Boulevard.
4. REFER the matter back to the DCP for further environmental analysis, to determine if a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report should be prepared for the proposed project.

Applicant: 806 West Adams Property, LLC c/o Robert Champion

Representatives: Andrew Brady and Kyndra Casper, DLA Piper LLP

Case No. DIR-2020-4338-RDP

Environmental No. ENV-2018-2454-CE-1A

Related Case No. ENV-2018-2454-EAF-1A

Applicant: Jeff Zbikowski, JZA Architecture

Fiscal Impact Statement: The SLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes.
Against (Project):

Empowerment Congress North Area Neighborhood Development Council

Summary:

At a regular meeting held on August 17, 2021, the PLUM Committee considered a report from the SLAAPC and a CEQA appeal filed for the property located at 806 West Adams Boulevard. DCP staff provided an overview of the matter. After an opportunity for public comment, and presentations from the Applicant's Representative and Appellant, the Committee recommended to grant the appeal and thereby overturn the determination of the SLAAPC in approving a Categorical Exemption as the environmental clearance for the Redevelopment Plan Project Compliance 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

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	NO

AXB
19-1603-S1_rpt_PLUM_08-17-21

-NOT OFFICIAL UNTIL COUNCIL ACTS-