

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to California Environmental Quality Act (CEQA) appeals filed for the property located at 1447 South Hi Point Street.

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 Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by Elaine Johnson, LA GLO Inc. (Representative: Jamie T. Hall, Channel Law Group, LLP), and Brandon Araujo and Annette Wong, and THEREBY SUSTAIN the determination of the LACPC in approving a Categorical Exemption as the environmental clearance for a proposed qualifying Tier 3 Transit Oriented Communities Affordable Housing project involving the demolition of an existing single-family residential structure, and the construction, use, and maintenance of a new, five-story, multi-family residential building, over one level of subterranean parking, containing 20 dwelling units, of which two units will be set aside for Extremely Low Income Household occupancy for a period of 55 years; the proposed building will encompass approximately 20,093 square feet in total building area; the project proposes to provide 24 automobile parking spaces and 22 bicycle parking spaces; for the property located at 1447 South Hi Point Street.

Applicant: Hi Point M, LLC

Representative: Matthew Hayden, Hayden Planning

Case No. DIR-2020-2067-TOC

Environmental No. ENV-2020-2068-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 Special Meeting held on August 31, 2021, the PLUM Committee considered a report from the LACPC and CEQA appeals filed for the property located at 1447 South Hi Point Street. DCP staff provided an overview of the matter. Councilmember Ridley-Thomas provided comments in support of denying the appeal. After an opportunity for public comment, and presentations from Representatives of the Applicant and Appellants, the Committee recommended to deny the appeals and thereby 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
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
CEDILLO:	ABSENT
LEE:	ABSENT

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-