

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the properties located at 927-933 South Ardmore Avenue.

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, that the project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32 Urban In-Fill Development), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources 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 an Equitable Westlake/MacArthur Park (Representative: Claudia Medina, Law Office of Claudia Medina), and Brandon Araujo and Annette Wong, and THEREBY SUSTAIN the Director of Planning's determination in approving a Categorical Exemption, No. ENV-2020-351-CE, as the environmental clearance for a proposed qualifying Tier 3 Transit Oriented Communities Affordable Housing project involving the the construction, use, and maintenance of a seven-story residential structure, over one level of subterranean parking garage, containing 54 dwelling units, including six units reserved for Extremely Low Income Household occupancy for a period of 55 years, and 48 market-rate units, two of which are reserved for market rate Rent Stabilization Ordinance units; the building will be a maximum of 78 feet and 6 inches, as measured from grade to the top of parapet, and will contain approximately 42,507 square feet of floor area with a Floor Area Ratio of 4.5:1; the unit mix will be comprised of 19 studio units, 26 one-bedroom units, and nine two-bedroom units; the project will provide 50 vehicular parking spaces located at grade and within one level of subterranean parking garage, 54 long-term and 5 short-term bicycle parking spaces; and, a total of 4,619 square feet of open space, including 2,731.90 square feet roof decks, 935.10 square feet of common indoor community area and gym, and 950 square feet of private balconies; the project also proposes the removal of one street tree to be replaced with one non-protected tree located along Ardmore Avenue, and the grading of 7,500 cubic yards of earth and exporting approximately 7,000 cubic yards of earth; for the properties located at 927-933 South Ardmore Avenue.

Applicant: Alex Kim, Sevvo Holdings Inc.

Representative: Bill Robinson

Case No. DIR-2020-350-TOC-HCA

Environmental No. ENV-2020-351-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 Special Meeting held on August 31, 2021, the PLUM Committee considered a report from the DCP and a CEQA appeal filed for the properties located at 927-933 South Ardmore Avenue. 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 presentation from the Appellant's Representative,

the Committee recommended to deny the appeal and thereby 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

AXB
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