

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 831-835 ½ South Westlake Avenue.

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, 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 an 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, No. ENV-2019-2894-CE, as the environmental clearance for a proposed qualifying Tier 3 Transit Oriented Communities project involving the involving the demolition of a 17 dwelling unit multi-family apartment building, and the construction, use, and maintenance of a 73-foot one-inch, seven-story in height, multi-family apartment building consisting of 79 dwelling units within 52,740 square feet of floor area; the project includes 40 vehicular parking spaces, six short-term bicycle parking spaces and 60 long-term bicycle parking spaces; on-site restricted affordable unit composition for the project includes six dwelling units restricted for Extremely Low Income Households and six dwelling units restricted for Very Low Income Households, for a total of 12 on-site restricted affordable dwelling units for a minimum period of 55 years; the project includes 6,187.75 square feet of open space after a 25 percent reduction of 8,150 square feet otherwise required by the Los Angeles Municipal Code, including a roof top deck that includes 4,286.75 square feet, a courtyard on the third level containing 1,001 square feet, and 900 square feet of private open spaces; for the property located at 831-835 ½ South Westlake Avenue.

Applicant: Westlake Apartments, LP

Representative: Behrouz Bozorgnia, Mobbil Inc.

Case No. DIR-2019-2893-TOC

Environmental No. ENV-2019-2894-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 September 14, 2021, the PLUM Committee considered a report from the DCP and a CEQA appeal filed for the properties located at 831-835 ½ South Westlake Avenue. DCP staff provided an overview of the matter. Councilmember Cedillo 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 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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-NOT OFFICIAL UNTIL COUNCIL ACTS-