

CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a CEQA appeal filed for the property located at 2401-2417 West 8th Street and 729-751 South Park View 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 that there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 applies.
2. ADOPT the FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Enrique Velasquez, Coalition for An Equitable Westlake MacArthur Park, and THEREBY SUSTAIN the decision of the CLAAPC in sustaining the Director of Planning's determination approving a Categorical Exemption, No. ENV-2020-5511-CE, as the environmental clearance for a proposed Transit Oriented Communities project involving the construction, use, and maintenance of a new seven-story mixed-use development, 92 feet and 6 inches in height, containing a total of 264 dwelling units, with 27 proposed dwelling units reserved for Extremely Low Income Households; the proposed development will contain approximately 266,438 square feet of floor area, including 9,724 square feet of ground floor commercial space; the project will provide a total of 22,137 square feet of open space comprised of public courtyards, a fitness center/sport lounge, patios, terraces, and private balconies; contains one subterranean parking level and ground level parking that will provide a total of 230 vehicular parking spaces (217 residential parking stalls and 13 commercial parking stalls); and, will provide 172 bicycle parking stalls; for the properties located at 2401-2417 West 8th Street and 729-751 South Park View Street.

Applicant: John Safi, Pacific Parkview LP

Representative: Daniel Ahadian, nur – Development Consulting

Case No. DIR-2020-5510-TOC-SPR-HCA-1A

Environmental No. ENV-2020-5511-CE-1A

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

Community Impact Statement: None submitted

Summary:

At a regular meeting held on January 18, 2022, the PLUM Committee considered a report from the CLAAPC and a CEQA appeal filed for the property located at 2401-2417 West 8th Street and 729-751 South Park View Street. Department of City Planning staff provided an overview of the matter. Councilmember Cedillo provided comments in support of the project. After an opportunity for public comment, and presentations from the Appellant and Applicant's Representative, the Committee recommended to deny the appeal, and thereby sustain the decision of the CLAAPC in sustaining the Director of Planning's determination approving a 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



MEMBER	VOTE
HARRIS-DAWSON:	YES
GEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	YES

AXB
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