

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 825-837 Holt 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, Class 32 (In-Fill Development Projects), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, 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 Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Daniel Sidis (Representative: Jamie T. Hall, Channel Law Group, LLP), and THEREBY SUSTAIN the determination of the CLAAPC in approving a Categorical Exemption as the environmental clearance for a proposed project involving the demolition and removal of three duplexes, and the construction, use, and maintenance of an approximately 56,796 square-foot Eldercare Facilities development consisting of both assisted living and Alzheimer's/Dementia uses; the proposed Eldercare Facility will contain 80 guest rooms, of which 62 guest rooms will be designated for Assisted Living Care, and 18 guest rooms will be designated for Alzheimer's/Dementia Care; the proposed five-story building will have a total Floor Area Ratio (FAR) of 4.99:1 and a maximum height of 58 feet, with the following deviations: a) a maximum of 80 guest rooms in lieu of the otherwise permitted 36 guest rooms pursuant to the Los Angeles Municipal Code (LAMC) Section 12.10 C.4; b) a maximum FAR of 4.99:1 (basement parking though 5th floor) in lieu of the otherwise permitted 3:1 FAR pursuant to LAMC Section 12.21.1; c) a maximum building height of 58 feet in lieu of the otherwise maximum 45 feet pursuant to LAMC Section 12.21.1; d) a continuous width of the exterior walls fronting Holt Avenue to exceed 40 feet without a change in plane as otherwise required pursuant to Ordinance No. 167,335; e) a 10-foot front yard in lieu of the otherwise required 20-foot front yard pursuant to Ordinance No. 167,335; f) six-foot side yards in lieu of the otherwise required 8-foot side yards pursuant to Ordinance No. 167,335; and, g) waiver of the long-term bicycle parking requirements otherwise required pursuant to LAMC Section 12.21 A.16(a)(2); for the property located at 825-837 Holt Avenue.

Applicant: Daniel Kianmahd, The Panorama Group, Inc.

Representative: Stephen Kia, Urban Concepts

Case No. ZA-2020-2164-ELD-SPR-1A

Environmental No. ENV-2020-2165-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 825-837 Holt Avenue. Department of City Planning staff provided an overview of the matter. A Representative of Council District 5 provided comments in support of denying the appeal. After an opportunity for public comment, and presentations

from Representatives of the Applicant and Appellant, the Committee recommended to deny the appeal and thereby sustain the determination of the CLAAPC 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
LEE:	YES
RODRIGUEZ:	ABSENT

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-