

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 2894 West Rowena Avenue (2894-2896 West Rowena 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, Section 15301, Class 1, and there is no substantial evidence demonstrating that any exceptions contained in 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste site, or historical resources applies.
2. ADOPT the FINDINGS of the East Los Angeles Area Planning Commission (ELAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by David Wheatley, and THEREBY SUSTAIN the determination of the ELAAPC in approving a Categorical Exemption as the environmental clearance for a Conditional Use to allow the sale and dispensing of beer for on-site and off-site consumption in conjunction with a proposed 920 square-foot coffee shop with 4 seats, having hours of operation from 7:00 a.m. to 10:00 p.m., Sunday through Wednesday, and from 7:00 a.m. to 12:00 a.m., Thursday through Saturday; for the property located at 2894 West Rowena Avenue (2894-2896 West Rowena Avenue).

Applicant: Makisupa LA, LLC

Representative: Manny Diaz and Eddie Navarrette, FE Design and Consulting

Case No. ZA-2021-1634-CUB-1A

Environmental No. ENV-2021-1635-CE-1A

Fiscal Impact Statement: The ELAAPC 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 February 1, 2022, the PLUM Committee considered a report from the ELAAPC and a CEQA appeal filed for the property located at 2894 West Rowena Avenue (2894-2896 West Rowena Avenue). Department of City Planning staff provided an overview of the matter. A Representative of Council District 4 provided comments in support of denying the appeal. 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 determination of the ELAAPC in 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

A handwritten signature in black ink, consisting of a stylized, cursive 'M' followed by a long horizontal flourish.

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
GEDILLO:	YES
BLUMENFIELD:	YES
LEE:	ABSENT
RODRIGUEZ:	YES

AXB  
21-1271\_rpt\_PLUM\_02-01-22

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**