

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 6555-6561 West Franklin 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, 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 Susan Guralnik, Franklin Corridor Communities (Representative: John Girodo, Franklin Corridor Communities), and THEREBY SUSTAIN the Director of Planning's determination in approving a Categorical Exemption as the environmental clearance for a proposed qualifying Tier 3 Transit Oriented Communities Affordable Housing project involving the construction, use, and maintenance of a residential building with a total of 28 units, including three units reserved for Extremely Low Income households for a period of 55 years, and a total floor area of approximately 26,428 square feet for an approximate Floor Area Ratio of 4.5:1; the proposed unit mix consists of 8 studio units, 4 one-bedroom units, and 16 two-bedroom units; the building is proposed to be 69 feet, 9 inches in height, built to six stories plus a roof deck (the measurement of building height may exclude roof structures and equipment as defined by Section 12.21.1 of the Los Angeles Municipal Code), providing a total of 3,304 square feet of open space comprised of 1,300 square feet of private open space and 2,004 square feet of common open space, including the roof deck; the proposed project will have one level of at-grade parking and one level of subterranean parking containing 17 automobile parking spaces and 31 bicycle stalls; for the properties located at 6555-6561 West Franklin Avenue.

Applicant: Erwin One, LLC

Representative: Heather Lee, Ketter and Associates

Case No. DIR-2020-7352-TOC-HCA

Environmental No. ENV-2020-7353-EAF-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 regular meeting held on February 1, 2022, the PLUM Committee considered a report from the DCP and a CEQA appeal filed for the properties located at 6555-6561 West Franklin Avenue. DCP 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 Representatives of the Appellant and Applicant, 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

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

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ;	YES

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-