

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract (VTT) appeal for the property located at 1801-1821 South Penmar Avenue and 1169 East Palms Boulevard.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15301, Class 1, and that 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 West Los Angeles Area Planning Commission (WLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by William Wood, East Venice Neighborhood Association, and THEREBY SUSTAIN the determination of the WLAAPC in approving a Categorical Exemption as the environmental clearance, denying the appeal and sustaining the Deputy Advisory Agency's determination, dated August 31, 2021; and, approving VTT Map No. 82077-SL, pursuant to Sections 17.03, 17.15, and 12.22 C.27 of the Los Angeles Municipal Code; to permit the subdivision of one lot into seven residential bungalow court lots and one bungalow court lot for parking with a total of seven parking spaces for the purposes of a Small Lot Subdivision, as shown on the map stamp-dated August 13, 2020, in the Venice Community Plan; for the property located at 1801-1821 South Penmar Avenue and 1169 East Palms Boulevard, subject to Conditions of Approval.

Applicant: 1169 Palms LLC, SHS Management

Representative: Nick Leathers and Tony Russo, Crest Real Estate

Case No. VTT-82077-SL-2A

Environmental No. ENV-2020-4774-CE

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

Community Impact Statement: None submitted

TIME LIMIT FILE – FEBRUARY 28, 2022

(LAST DAY FOR COUNCIL ACTION: FEBRUARY 25, 2022)

Summary:

At a regular meeting held on February 15, 2022, the PLUM Committee considered a report from the WLAAPC and a VTT appeal for the property located at 1801-1821 South Penmar Avenue and 1169 East Palms Boulevard. Department of City Planning staff provided an overview of the matter. A Representative of Council District 11 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 WLAAPC in approving a Categorical Exemption as the environmental clearance, denying the appeal and sustaining the Deputy Advisory Agency's determination, dated August 31, 2021; and, approving VTT Map No. 82077-SL 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:	YES

AXB
21-1495_rpt_PLUM_02-15-22

-NOT OFFICIAL UNTIL COUNCIL ACTS-