

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal filed for the property located at 2034-2036 South Curson 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 (Infill Development), and there is no substantial evidence demonstrating that any exceptions to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the South Los Angeles Area Planning Commission (SLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Curson Avenue Neighbors, Alfredo Mercado (Representative: Kristina Kropp, Esq., Luna and Glushon), from the determination of the SLAAPC in approving a Categorical Exemption as the environmental clearance for a Preliminary Parcel No. AA-2020-6489-PMLA-SL-HCA located at 2034-2036 Curson Avenue to subdivide one lot, totaling 5,175 square feet into two lots, for the construction, use, and maintenance of two small lot homes with four covered on-site parking spaces in the RD2-1 zone; for the property located at 2034-2036 South Curson Avenue.

Applicant: Michael Nikravesh, CANE CORSO LLC

Representative: Jonathan H. Riker, Esq., Ervin Cohen & Jessup LLP

Case No. AA-2020-6489-PMLA-SL

Environmental No. ENV-2020-6490-CE-1A

Fiscal Impact Statement: The SLAAPC 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 March 1, 2022, the PLUM Committee considered a report from the SLAAPC and a CEQA appeal filed for the properties located at 2034-2036 South Curson Avenue. Department of City Planning staff provided an overview of the matter. A Representative of Council District 10 provided comments in support of denying the appeal. After an opportunity for public comment, and a presentation from the Appellant, the Committee recommended to deny the appeal and thereby sustain the SLAAPC's determination in approving the Categorical Exemption 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

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