

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 806 West Adams Boulevard.

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 that there is no substantial evidence demonstrating that any exceptions contained in 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 Jean Frost, West Adams Heritage Association, and THEREBY SUSTAIN the determination of the SLAAPC in approving a Categorical Exemption, No. ENV-2018-2454-CE, as the environmental clearance for the construction of a new four-story (45 feet high), approximately 185,985 square-foot residential complex with 102 residential units, which includes five units set aside for Very Low Income Households and two units set aside for Workforce Households, on a 124,257 net square-foot lot in the Low Medium II District of the Hoover Redevelopment Project Area, for the property located at 806 West Adams Boulevard.

Applicant: 806 West Adams Property, LLC c/o Robert Champion

Representatives: Andrew Brady and Kyndra Casper, DLA Piper LLP

Case No. DIR-2020-4338-RDP

Environmental No. ENV-2018-2454-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: Yes

Against (Project):

Empowerment Congress North Area Neighborhood Development Council

Summary:

At a regular meeting held on April 5, 2022, the PLUM Committee considered a report from the SLAAPC and a CEQA Appeal filed for the property located at 806 West Adams Boulevard. Department of City Planning and City Attorney staff provided an overview of the matter. After an opportunity for public comment, and presentations from the Appellant and Applicant Representatives, the Committee recommended to deny the appeal, and thereby sustain the decision of the SLAAPC in sustaining the Director of Planning's determination 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 'M' followed by a horizontal line.

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

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-