

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal for a Plan Approval filed for the property located at 9101 West Pico Boulevard.

Recommendations for Council action:

1. DETERMINE, pursuant to California Environmental Quality Act (CEQA), that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, (Class 1), and Section 15321 (Class 21) and, there is no substantial evidence demonstrating that any exceptions contained Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways or hazardous waste site, or historical resources applies.
2. ADOPT the FINDINGS of the Department of City Planning (DCP), Zoning Administrator, as the Findings of Council.
3. RESOLVE TO GRANT THE APPEAL filed by Neighbors for a Safe Environment (Representative: Amy C. Minter, Chatten-Brown, Carstens and Minter, LLP), and THEREBY OVERTURN the West Los Angeles Area Planning Commission's (WLAAPC) determination in approving a Categorical Exemption, No. ENV-2020-1328-CE, for a Plan Approval to review the effectiveness and the Applicant's compliance with conditions imposed in Case Nos. BZA-2000-1697 and ZA-17683(PAD) for the existing 0.706-acre West Pico Oil Drill Site; there is no request for modification of any existing condition of approval and no proposed expansion of the use; this review is required by Paragraph 4.b of the June 2001 Settlement Agreement in the case of Neighbors For A Safe Environment v. City of Los Angeles, Los Angeles Superior Court Case No. BC240760, and conducted pursuant to Section 12.24 M of the Los Angeles Municipal Code and Condition No. 78 in Case Nos. BZA-2000-1697 and ZA-17683(PAD); for the property located at 9101 West Pico Boulevard.
4. REQUEST the Director of Planning, DCP, to prepare the necessary CEQA analysis and findings consistent with Council's findings; and REQUEST that a new CEQA determination be set for a new hearing for the WLAAPCs consideration.

Applicant: Phil Brown, Pacific Coast Energy Company

Representative: Mike Finch, Energy Project Solutions LLC

Case No. ZA-1989-17683-PA2-1A

Environmental No. ENV-2020-1328-CE-1A

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

Community Impact Statement: Yes

For: South Robertson Neighborhood Council

Summary:

At a regular meeting held on April 18, 2023, the PLUM Committee considered a report from the DCP and CEQA appeal for the properties located at 9101 West Pico Boulevard. DCP staff provided an overview of the matter. Councilmember Yaroslavsky spoke in support of granting the appeal. After an opportunity for public comment, and presentation by the Applicant and Appellant Representatives, the Committee

recommended to grant the appeal and thereby overturn the WLAAPC’s determination in approving the Categorical Exemption as the environmental clearance for the project for a Plan Approval and requesting the Director of Planning to prepare the necessary CEQA analysis and findings consistent with Council’s findings; and requesting a new CEQA determination be set for a new hearing for the WLAAPC’s consideration. 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
RODRIGUEZ:	YES
YAROSLAVSKY:	YES
LEE:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-