

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 956 – 966 South Vermont Avenue.

Recommendations for Council action:

1. DETERMINE, that based on the whole of the administrative record, that the Project is exempt from the 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 Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Supporters Alliance for Environmental Responsibility (Representative: Richard Drury, Lozeau Drury LLP), and THEREBY SUSTAIN the determination of the LACPC in approving a Categorical Exemption as the environmental clearance for the demolition of two existing two-story commercial buildings for the construction, use, and maintenance of a new six-story approximately 89 feet high mixed-use building with 90 residential units, including nine units reserved for Extremely Low Income households, above approximately 2,915 square feet of commercial space on the ground floor; the Project proposes to provide 85 vehicle parking spaces in two subterranean levels and a portion of the ground floor; for the properties located at 956 – 966 South Vermont Avenue.

Applicant: Teh Jing Wang

Representative: Gary Benjamin, Alchemy Planning + Land Use

Case No. DIR-2022-4433-TOC-SPR-HCA-1A

Environmental No. ENV-2022-4434-CE

Fiscal Impact Statement: The LACPC 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 May 16, 2023, the PLUM Committee considered a report from the LACPC and CEQA appeal for the property located at 956 – 966 South Vermont Avenue. DCP staff provided an overview of the matter. Councilmember Hutt provided comments in support of denying the appeal. 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 LACPC'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

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
RODRIGUEZ:	YES
YAROSLAVSKY:	YES
LEE:	ABSENT
HUTT:	YES

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