

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 1041 –1047 South Crenshaw Boulevard.

Recommendations for Council action:

1. DETERMINE, that based on the whole of the administrative record, that the project is exempt from CEQA pursuant to Article 19, Section 15332, Class 32 of the CEQA Guidelines, 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 Department of City Planning (DCP) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Virginia Jauregui, and THEREBY SUSTAIN the Director of Planning's determination in approving a Categorical Exemption, No. ENV-2022-9090-CE-1A, as the environmental clearance for the construction of a new 7-story residential-use building with 60 multi-family residential dwelling units, of which 10 percent (6 units) will be reserved for Extremely Low Income households, and 39 parking spaces split between one ground level and the second level, as required by the Los Angeles Municipal Code and applicable Transit Oriented Communities incentives; for the properties located at 1041 – 1047 South Crenshaw Boulevard.

Applicant: Garrett Lee, 1047 Crenshaw, LP

Representative: Gary Benjamin, Alchemy Planning + Land Use

Case No. DIR-2022-9089-TOC-VHCA

Environmental No. ENV-2022-9090-CE-1A

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on September 5, 2023, the PLUM Committee considered a report from the DCP and a CEQA appeal for the properties located at 1041 – 1047 South Crenshaw Boulevard. 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 Director of Planning'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
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-