

CATEGORICAL EXEMPTION (CE), and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal for the property located at 1421-1439 West Adams Boulevard.

Recommendations for Council action:

1. FIND that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (infill), and there is no substantial evidence demonstrating that an exception to a CE pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the South Los Angeles Area Planning Commission (SLAAPC), attached to the Council file, as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by James R. Childs on behalf of North University Park Community Association (NUPCA), and THEREBY SUSTAIN the determination of the SLAAPC in determining the CE from CEQA (No. ENV-2019-2728-CE-1A) and sustaining the Planning Director's determination in approving with conditions, a Certificate of Compatibility for the demolition of three existing Non-Contributing commercial buildings and the construction of a five-story, approximately 65,140 square-foot, 45-unit mixed-use apartment complex; two levels of subterranean parking for 70 cars; parking for 38 bicycles; and new landscape and hardscape for the property located at 1421-1439 West Adams Boulevard, subject to Conditions of Approval.

Applicant: 1421 URSA Adams Boulevard

Representative: Henry Fan

Case No. DIR-2019-2727-CCMP-1A

Environmental No. ENV-2019-2728-CE

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 special meeting held on July 2, 2020, the PLUM Committee considered a CEQA appeal filed by James R. Childs on behalf of NUPCA, for the project site located at 1421-1439 West Adams Boulevard. Staff from the Department of City Planning provided an overview of the matter. A Representative from Council District 10 provided comments as well. After an opportunity for public comment, presentations from the applicant and appellant, the Committee recommended to deny the appeal and thereby sustain the determination of the SLAAPC and adopt the CE for the project site. 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
BLUMENFIELD:	YES
PRICE, JR.:	YES
CEDILLO:	YES
LEE:	YES

LC 07/02/20

-NOT OFFICIAL UNTIL COUNCIL ACTS-