

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the properties located at 6415 - 6419 West Selma Avenue.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 Class 1 (Existing Facilities), 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 Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by: 1) Casey Maddren, Citizens for a Better LA; and 2) Romulus Zamora & UNITE HERE Local 11 (Representative: Jordan Sisson, Law Offices of Gideon Kracov), and THEREBY SUSTAIN the CLAAPC's determination in approving a Categorical Exemption as the environmental clearance for a Plan Approval to modify conditions of approval to reflect a 14,427 square-foot increase in the total floor area (from 79,376 square feet to 93,803 square feet), including a 1,450 square-foot increase in the total commercial floor area (from 4,581 square feet to 6,031 square feet), and the removal of all on-site automobile parking spaces, in conjunction with the expansion and continued operation of an existing hotel; for the properties located at 6415 - 6419 West Selma Avenue.

Applicant: 6417 Selma Holdings, LLC

Representative: Alfred Fraijo Jr., Sheppard Mullin Richter & Hampton, LLP.

Case No: ZA-2013-3504-ZV-PA1-1A

Environmental No. ENV-2018-7559-CE-1A

Fiscal Impact Statement: The CLAAPC 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 August 11, 2026, the PLUM Committee considered a report from the CLAAPC and a CEQA appeal for the properties located at 6415 - 6419 West Selma Avenue. Department of City Planning staff provided an overview of the matter, and a representative from Council 13 provided comments in support of denying the appeals. After an opportunity for public comment, and presentations from both the Appellants and Applicant Representatives, the Committee recommended to deny the appeals and sustain the CLAAPC's determination in 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

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-