

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to California Environmental Quality Act (CEQA) appeals filed for the property located at 1840 - 1848 West Adams Boulevard.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15332, Article 19, Class 32 (Infill Development), and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions).
2. ADOPT the FINDINGS by the PLUM Committee on January 17, 2023, attached to the Council file, as the Findings of Council.
3. RESOLVE TO GRANT THE APPEALS filed by 1) Felipe Caceres, USC Forward (Representative: Jordan R. Sisson, Esq., Law Office of Gideon Kracov), and 2) Tanisha B. Thomas, West Adams Neighborhood Association, and THEREBY OVERTURN the decision of the SLAAPC in determining that the Project is categorically exempt pursuant to City CEQA Guidelines, Article 19, Section 15332 (Class 32) (ENV-2020-3308-CE); for the construction, use, and maintenance of 10 small lot homes pursuant to Small Lot Subdivision Ordinance No. 176,354, all units will be four stories in height with a maximum height of 44 feet with two covered parking spaces per lot, the site is currently developed with one commercial storefront building, proposed to be demolished, for the property located at 1840 – 1848 West Adams Boulevard.

Applicant: Donghao Li, Tripalink

Representative: Benjamin M. Reznik and Daniel Freedman, Jeffer Mangels Butler and Mitchell LLP

Related Case No. VTT-83081-SL-HCA-2A

Environmental No. ENV-2020-3308-CE1A

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

Community Impact Statement: Yes

Against (Project): Empowerment Congress North Area Neighborhood Development Council

Summary:

At a regular meeting held on January 17, 2023, the PLUM Committee considered a report from the SLAAPC and CEQA appeals from the property located at 1840 - 1848 West Adams Boulevard. DCP staff provided an overview of the matter. Councilmember Harris-Dawson provided comments in support of granting the appeals. After providing an opportunity for public comment, and presentations from the Applicant and Appellant Representatives, the Committee recommended to grant the appeals and thereby overturn the decision of the SLAAPC 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:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-