

CATEGORICAL EXEMPTION, RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Vesting Tentative Tract Map appeals 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, Article 19, Section 15332, Class 32 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions).
2. ADOPT the FINDINGS to disapprove the project as recommended by the PLUM Committee on October 11, 2022, and attached to the Council file.
3. RESOLVE TO GRANT THE APPEALS filed by: 1) Felipe Caceres, USC Forward (Representative: Jordan R. Sisson, Esq.), and 2) Tanisha B. Thomas, West Adams Neighborhood Association and THEREBY OVERTURN the determination of the SLAAPC in approving Vesting Tentative Tract Map No. 83081-SL-HCA to subdivide an existing pair of 7,062-square-foot lots, totaling 14,142 square feet, into 10 new lots 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, subject to Conditions of Approval.

Applicant: Donghou Li, Tripalink

Case No.: VTT83081SLHCA2A

Environmental No.: ENV20203308CE

Fiscal Impact Statement: The SLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes

Against: Empowerment Congress North Area Neighborhood Development Council

TIME LIMIT FILE - OCTOBER 17, 2022

(LAST DAY FOR COUNCIL ACTION - OCTOBER 14, 2022)

Summary:

At a special meeting held on September 20, 2022, the PLUM Committee considered a report from the SLAAPC relative to Vesting Tentative Tract Map appeals for the property located at 1840 - 1848 West Adams Boulevard. Councilmember Harris-Dawson provided comments in support of granting the appeals. After an opportunity for public comment, and presentation by the Appellants and Applicant Representatives, the Committee recommended to grant the appeals and thereby overturn the determination of the SLAAPC in approving the Vesting Tentative Tract Map. 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
CEDILLO:	ABSENT
BLUMENFIELD:	YES
LEE:	ABSENT
RODRIGUEZ;	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-