

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 728 – 742 1/2 South Western Avenue.

Recommendations for Council action:

1. DETERMINE, that based on the whole of the administrative record that the Project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects based on unusual circumstances, scenic highways, hazardous waste sites, or historical resources apply.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Supporters Alliance for Environmental Responsibility (Representative: Richard Drury, Lozeau Drury LLP), and THEREBY SUSTAIN the determination of the LACPC in approving a Categorical Exemption as the environmental clearance for the construction, use, and maintenance of a new, seven-story, approximately 108,000 square-foot mixed-use building with 125 dwelling units, including 13 units set aside for Extremely Low Income Households as well as a 3,920 square-foot commercial tenant space, the building will be constructed with one level of subterranean level parking, ground level parking along with a commercial space, six residential levels above, and a rooftop recreation space, the project includes 85 one-bedroom units, 40 two-bedroom units, and 10,350 square feet of open space for residents; for the properties located at 728 - 742 1/2 South Western Avenue.

Applicant: Garrett Lee, 730 Western, LP

Representative: Gary Benjamin

Case No. DIR-2022-7636-TOC-SPR-VHCA-1A

Environmental No. ENV-2022-7637-CE-1A

Fiscal Impact Statement: The LACPC 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 November 7, 2023, the PLUM Committee considered a report from the LACPC and CEQA appeal for the properties located at 728 – 742 1/2 South Western Avenue. 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 LACPC'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

A handwritten signature in black ink, appearing to be a stylized 'M' followed by a horizontal line.

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-