

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the property located at 1115 North Berendo Street (1115 and 1117 North Berendo Street).

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (In-Fill Development Project), and there is no substantial evidence demonstrating that any exceptions to a categorical exemption pursuant to State CEQA Guidelines, Section 15300.2 applies.
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 Fred Stifter, Linoleum City, Inc. (Representative: Jaime T. Hall, Channel Law Group, LLC), and THEREBY SUSTAIN the LACPC's determination in approving a Categorical Exemption as the environmental clearance for the demolition of an existing duplex and a detached garage, and the construction, use, and maintenance of a five-story, 15,479 square-foot, 30-unit residential building within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan Specific Plan; for the property located at 1115 North Berendo Street (1115 and 1117 North Berendo Street).

Applicant: Yoav Atzmon, BRK, Inc.

Representative: Ben Rocca, Rocca Development, Inc.

Case No. DIR-2021-1538-TOC-SPP-HCA-1A

Environmental No. ENV-2021-1539-CE

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 5, 2024, the PLUM Committee considered a report from the LACPC and CEQA appeal for the property located at 1115 North Berendo Street (1115 and 1117 North Berendo Street). Department of City Planning staff provided an overview of the matter. A representative from Council District 13 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 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>
LEE:	YES
HUTT:	ABSENT
YAROSLAVSKY:	YES
PADILLA:	YES
DE LEÓN:	ABSENT

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**