

MITIGATED NEGATIVE DECLARATION NO. 93-0244, CORNFIELD ARROYO SECO SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (EIR) NO. ENV-2009-599-EIR, STATE CLEARINGHOUSE (SCH) NO. 2009031002, ADDENDUM, AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Tract Map appeal for the property located at 201 West Sotello Street.

Recommendations for Council action:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. 93-0244, adopted on July 11, 1994; and the Cornfield Arroyo Seco Specific Plan (CASP) EIR No. ENV-2009-599-EIR, SCH No. 2009031002, certified on June 28, 2013, and the addendum dated September 23, 2022, and pursuant to CEQA Guidelines 15162 and 15164, no major revisions are required to the EIR and no subsequent EIR, negative declaration, or addendum is required for approval of the Project.
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filed by Kacy Keys, Praxis Development Group (Representative: Dana Sayles, three6ixty), inasmuch as the case has been withdrawn and terminated by the Appellant in a letter dated October 6, 2025; for the property located at 201 West Sotello Street.
4. NOTE AND FILE the case inasmuch as it has been withdrawn and terminated by the Applicant.

Applicant: Kacy Keys, Praxis Development Group

Representative: Dana Sayles, three6ixty

Case No. TT-51669-IND-M3-2A

Environmental No. 93-0244 (MND); ENV-2009-599-EIR (SCH No. 2009031002)

Related Cases: TT-51669-IND; TT-51669-IND-M1; TT-51669-IND-M2

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

TIME LIMIT FILE – DECEMBER 15, 2025

(LAST DAY FOR COUNCIL ACTION – DECEMBER 12, 2025)

Summary:

At a regular meeting held on October 14, 2025, the PLUM Committee considered a report from the LACPC and a Tract Map appeal for the property located at 201 West Sotello Street. After an opportunity for public comment, the Committee recommended to deny the appeal inasmuch as the appellant's representative withdrew the appeal in a letter dated October 6, 2025, and noted and filed the case inasmuch as it has been withdrawn and terminated by the Applicant. 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:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-