

CATEGORICAL EXEMPTION and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 8946 South Sepulveda Eastway.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from CEQA, pursuant to CEQA Guidelines, Article 19, Sections 15301, (Class 1) and 15303 (Class 3), an exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the West Los Angeles Area Planning Commission (WLAAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated May 20, 2026, to effectuate a Zone Change from R4-1 to (T)(Q)C2-1; for a change of use of an existing 7,744 square-foot one-story cultural center to a new office on a 10,738 square-foot lot, the Project is proposing interior tenant improvements only, there are no changes to the building exterior proposed; for the property located at 8946 South Sepulveda Eastway, subject to Conditions of Approval.

Applicant: Young Chong, CFI Venture Group, LLC

Representative: Bill Robinson

Case No. APCW-2024-8091-ZC

Environmental No. ENV-2024-8092-CE

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

Community Impact Statement: None submitted

**TIME LIMIT FILE – OCTOBER 7, 2026**

**(LAST DAY FOR COUNCIL ACTION – OCTOBER 7, 2026)**

Summary:

At a regular meeting held on August 11, 2026, the PLUM Committee considered a report from the WLAAPC and a draft Ordinance relative to a Zone Change for the property located 8946 South Sepulveda Eastway. After an opportunity for public comment, the Committee recommended to approve the Zone Change Ordinance, and Conditions of Approval. 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:     | ABSENT      |
| LEE:          | YES         |
| RAMAN:        | ABSENT      |

CR/dl  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**