

CITY OF LOS ANGELES
CALIFORNIA

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Council File No.



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August 29, 2013

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 13-0876-S1, at its meeting held August 28, 2013.



City Clerk
srb

8/28/13

File No. 13-0876-S1

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal filed regarding the Vesting Tentative Tract Map for the Highland Park Transit Village Project.

Recommendations for Council action:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 13-0876-S1 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2013-221-MND] filed on March 15, 2013.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), including the Environmental Findings, as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Lisa Duardo on behalf of the Friends of Highland Park (Representative: Dean Wallraff, Advocates for the Environment), from the entire determination of the LACPC, and THEREBY APPROVE Vesting Tentative Tract Map No. VTT-72147-CN, to permit the merger and re-subdivision of four lots into one master lot and two airspace lots on a 34,920 net square-foot site, for the construction and maintenance of the Highland Park Transit Village Project, located at 119 North Avenue 56 (Site One), 5712 East Marmion Way (Site Two: 123 and 125 North Avenue 57, and 5706, 5708 and 5712 East Marmion Way), and 124 North Avenue 59 (Site Three: 124, 128, and 132 North Avenue 59), subject to Conditions of Approval as amended by the Planning and Land Use Management Committee, attached to the Council file.

Applicant: Daniel Falcon, Jr., HPTV Apartments, LP
Representative: Andie Adame, Craig Lawson and Company, Incorporated
Case No. VTT-72147-CN-1A

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

Community Impact Statement: Yes

For proposal: Historic Highland Park Neighborhood Council

TIME LIMIT FILE - SEPTEMBER 17, 2013

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 17, 2013)

Summary

At a regular meeting held on August 13, 2013, the Planning and Land Use Management Committee considered an appeal filed for property located at 119 North Avenue 56 (Site One), 5712 East Marmion Way (Site Two: 123 and 125 North Avenue 57, and 5706, 5708 and 5712 East Marmion

Way), and 124 North Avenue 59 (Site Three: 124, 128, and 132 North Avenue 59). Staff from the Department of City Planning gave the Committee background information on the matter. The representatives for the applicant and appellants as well as staff from the Council District One spoke. Council District One asked for revisions to the conditions of approval.

After an opportunity for public comment, the Committee approved the requested revisions to the conditions of approval, denied the appeal and approved the Vesting Tentative Map No. VTT-72147-CN, to permit the merger and re-subdivision of four lots into one master lot and two airspace lots on a 34,920 net square-foot site, for the construction and maintenance of the Highland Park Transit Village Project, located at 119 North Avenue 56 (Site One), 5712 East Marmion Way (Site Two: 123 and 125 North Avenue 57, and 5706, 5708 and 5712 East Marmion Way), and 124 North Avenue 59 (Site Three: 124, 128, and 132 North Avenue 59), subject to Conditions of Approval as amended by the Planning and Land Use Management Committee, attached to the Council file. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

A handwritten signature in black ink, appearing to be a stylized name, located to the right of the committee name.

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	YES
ENGLANDER:	ABSENT

-NOT OFFICIAL UNTIL COUNCIL ACTS-

ADOPTED

AUG 28 2013

LOS ANGELES CITY COUNCIL