

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal filed regarding the Vesting Tentative Tract Map for property at 522 East Venice Boulevard.

Recommendations for Council action:

1. ADOPT the FINDINGS of the West Los Angeles Area Planning Commission (WLAAPC), including the Environmental Findings, as the Findings of the Council.
2. RESOLVE TO DENY THE APPEAL filed by Kalnel Gardens, LLC (Len Judaken), (Representative: Alan Abshez), from the entire determination of the WLAAPC, and THEREBY SUSTAIN the WLAAPC December 4, 2013 decision, OVERTURN the decision of the Advisory Agency, DENY Vesting Tentative Tract Map 70870-SL for a maximum of 10 lots pursuant to the Small Lot Ordinance (Ordinance No. 176354) in conjunction with the construction of five single-family dwellings and five detached duplexes for property located at 522 East Venice Boulevard, and NOT ADOPT Mitigated Negative Declaration Reconsideration (Addendum) [ENV-2009-2489-REC2].

Applicant: Kalnel Gardens, LLC (Len Judaken)
Representative: Alan Abshez

Case No. VTT-70870-SL-1A, ZA 2013-1420-CDP-1A

Fiscal Impact Statement: None submitted by the Department of City Planning. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis on this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - APRIL 30, 2014

(LAST DAY FOR COUNCIL ACTION - APRIL 30, 2014)

Summary

At a regular meeting held on March 18, 2013 (continued from February 25, 2014), the Planning and Land Use Management Committee considered an appeal filed for property located at 522 East Venice Boulevard. Staff from the Department of City Planning gave the Committee background information on the matter. The applicant's representative, members of the public, and staff from the Council Office spoke.

After an opportunity for public comment, the Committee recommended that Council deny the appeal filed by Kalnel Gardens, LLC (Len Judaken), sustain the WLAAPC December 4, 2013 decision, overturn the decision of the Advisory Agency, deny Vesting Tentative Tract Map 70870-SL for a maximum of 10 lots pursuant to the Small Lot Ordinance (Ordinance No. 176354) in conjunction with the construction of five single-family dwellings and five detached duplexes for property located at 522 East Venice Boulevard, and not adopt Mitigated Negative Declaration Reconsideration

(Addendum) [ENV-2009-2489-REC2]. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGMENT COMMITTEE

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

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-