

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a variance at 10550 West Bellagio Road.

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

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. 14-0171 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-2005-8611-MND-REC-2] filed on March 22, 2013.
2. ADOPT the FINDINGS of the Zoning Administrator as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Janice A. Lazarof, individually and as trustee of the Henri and Janice A. Lazarof Trust, (Representative: Victor I. Marmon, Marmon Law Offices), and THEREBY OVERTURN the West Los Angeles Area Planning Commission's January 15, 2014 decision and SUSTAIN the Zoning Administrator's approval of a variance to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single-family dwelling in the RE20-1 zone, subject to Conditions of Approval, for property located at 10550 West Bellagio Road.

Applicant: M & A Gabae, LP

Representative: Ben Kim / Stacey Brenner, Charles Company

Case No. ZA-2012-1402-ZV-ZAA-ZAD-1A

(On February 11, 2014, Council adopted Motion [O'Farrell for Koretz - Price], pursuant to Charter Section 245, asserting jurisdiction over the January 15, 2014 action [Letter of Determination dated February 4, 2014] of the West Los Angeles Area Planning Commission.)

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 - MARCH 5, 2014

(LAST DAY FOR COUNCIL ACTION - MARCH 5, 2014)

Summary

At the public hearing held on February 25, 2014, the Planning and Land Use Management (PLUM) Committee considered the West Los Angeles Area Planning Commission's (WLAAPC) action of

January 15, 2014 regarding a variance request for 10550 West Bellagio Road. Staff from the Department of City Planning gave the Committee background information on the matter.

Testimony was heard from staff from the Council Office, representatives for the Applicant as well as Appellant, and the general public. After an opportunity for public comment, the Committee recommended that Council deny the appeal filed by Janice A. Lazarof, individually and as trustee of the Henri and Janice A. Lazarof Trust, and thereby overturn the WLAAPC's decision of January 15, 2014 and sustain the Zoning Administrator's approval of a variance to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single-family dwelling in the RE20-1 zone, subject to Conditions of Approval, for property located at 10550 West Bellagio Road. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-