

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative an appeal for property located at 6340-6346 West Sister Elsie Drive.

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. 14-1196 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-2009-2926-MND-REC1] filed on June 4, 2010.
2. ADOPT the FINDINGS of the North Valley Area Planning Commission (NVAPC), including the Environmental Findings, as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Joseph W. Barrett on behalf of the Sunland-Tujunga Alliance, Inc., from part of the decision of the NVAPC in sustaining the Zoning Administrator's action, and THEREBY APPROVE a Zone Variance granting the construction, use, and maintenance of a 2,400 square-foot single-family dwelling and attached two-car garage in lieu of the maximum residential floor area of 1,147 square-feet as required under Los Angeles Municipal Code Section 12.21-C,10(b)(2), subject to Conditions of Approval, for property located at 6340-6346 West Sister Elsie Drive.
4. APPROVE Exhibit A - Revised Plans submitted by Council District Seven on January 13, 2015, attached to Council file No. 14-1196.

Applicant: Ali Akbar Mahdi
Representative: Oscar Ensafi, Approved Plans, Inc.

Case No. ZA-2012-3329-ZV-ZAD-1A

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - JANUARY 30, 2015

(LAST DAY FOR COUNCIL ACTION - JANUARY 30, 2015)

Summary

At the public hearing held on January 13, 2015 (continued from December 2, 2014 and November 4, 2014), the Planning and Land Use Management Committee considered an appeal for property located at 6340-6346 West Sister Elsie Drive. Staff from the Department of City Planning gave the Committee background information on the matter. The appellant, applicant, applicant's

representative, and members of the public also spoke. Staff from Council District Seven addressed the Committee and requested approval of Exhibit A, revised plans for the property. After an opportunity for public comment, the Committee recommended that Council deny the appeal, sustain the Zoning Administrator's decision, and approve the zone variance and Exhibit A - revised plans submitted by Council District Seven, for property located at 6340-6346 West Sister Elsie Drive. This matter is now submitted to 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
14-1196_rpt_plum_1-13-15

-NOT OFFICIAL UNTIL COUNCIL ACTS-