

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to haul route appeals for property at 10830 West Chalon Road.

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. 14-1533 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-2014-962-MND], filed on August 1, 2014.
2. ADOPT FINDINGS of the Board of Building and Safety Commissioners as the Findings of the Council.
3. RESOLVE TO DENY THE APPEALS filed by: 1) The Bel Air Homeowners Alliance (Representative: Richard S. Zeilenga) and 2) James and Helen Zukin from the determination of the Board of Building and Safety Commissioners, and THEREBY APPROVE an application to export 9,802 cubic yards of earth from 10830 West Chalon Road, subject to modified Conditions of Approval attached to Council file No. 14-1533.
4. APPROVE the following additional condition:

Trucks from the same projects may not pass each other in Bel Air, while dirt hauling is in progress.

Applicant: Tag Front
Owner: HHP Investments, L.P.

Case No. BF 140089

Fiscal Impact Statement: None submitted by the Board of Building and Safety Commissioners. 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 - DECEMBER 6, 2014

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

Summary

At the public hearing held on December 2, 2014, the Planning and Land Use Management Committee considered appeals for property located at 10830 West Chalon Road. Staff from the Board of Building and Safety Commissioners gave the Committee background information on the

matter. The representative for one of the appellants spoke as well as a representative for the applicant. Staff from Council District Five also provided testimony and requested approval of an additional condition. After an opportunity for public comment, the Committee recommended to deny the appeals and approve the additional condition requested by Council District Five as well as approve the application to export 9,802 cubic yards of earth from 10830 West Chalon Road, subject to modified Conditions of Approval attached to Council file No. 14-1533. 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:	ABSENT
CEDILLO:	YES
ENGLANDER:	YES

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-