

MITIGATED NEGATIVE DECLARATION and COMMUNICATION FROM CHAIR, PLANNING AND LAND USE MANAGEMENT COMMITTEE relative to an appeal for property located at 11767 East Bellagio 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 (MND) 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. 14-1578 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-2013-3734-MND] filed on January 17, 2014.
2. ADOPT the FINDINGS of the West Los Angeles Area Planning Commission (WLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Bruce D. Kuyper from the entire determination of the WLAAPC, and THEREBY SUSTAIN the decision of the Deputy Advisory Agency in adopting MND No. ENV-2013-3734-MND and approving Vesting Tentative Tract No. 72465-SL for a maximum of five small lots and the construction, use, and maintenance of five small lot single-family dwellings in the Bel Air - Beverly Crest Plan Area, subject to Conditions of Approval, for property located at 11767 East Bellagio Road.

Applicant: Farhad Ashofteh and Daniel Saparzadeh

Representative: Steve Nazemi - DHS and Associates, Inc.

Case No. VTT-72465-SL-1A

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - DECEMBER 14, 2014

(LAST DAY FOR COUNCIL ACTION - DECEMBER 12, 2014)

Summary

At the public hearing held on December 9, 2014, the Planning and Land Use Management Committee considered an appeal filed for property located at 11767 East Bellagio Road. Staff from the Department of City Planning gave the Committee background information on the matter. The

appellant, applicant representative, public, and staff from Council District Five also spoke.

After an opportunity for public comment, the Committee denied the appeal and sustained the decision of the Deputy Advisory Agency in adopting MND No. ENV-2013-3734-MND and approving Vesting Tentative Tract No. 72465-SL for a maximum of five small lots and the construction, use, and maintenance of five small lot single-family dwellings in the Bel Air - Beverly Crest Plan Area, subject to Conditions of Approval, for property located at 11767 East Bellagio Road. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

COUNCILMEMBER JOSE HUIZAR, CHAIR
PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-