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4/15/15

File No. 15-0317

MITIGATED NEGATIVE DECLARATION and COMMUNICATION FROM CHAIR, PLANNING AND LAND USE MANAGEMENT COMMITTEE relative to appeals filed for 3923-3941 North Hopevale Drive.

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. 15-0317 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-2014-3285-MND], filed on December 29, 2014.
2. ADOPT FINDINGS of the Board of Building and Safety Commissioners as the Findings of the Council.
3. APPROVE the following additional condition:

Require flag persons at the site to ensure that public access to Mountains Recreation and Conservation Authority property remains open during haul route construction.
4. RESOLVE TO GRANT IN PART / DENY IN PART THE APPEALS filed by Mountains Recreation and Conservation Authority (Representative: Paul Edelman, Chief of Natural Resources and Planning); Gary Feldman, M. D.; and Allison Feltus, from the determination of the Board of Building and Safety Commissioners, and THEREBY APPROVE an application to export 1,638 cubic yards of earth from 3923-3941 North Hopevale Drive, subject to modified Conditions of Approval.

Applicant: Pedram Kazemi
Owner: Svetlana Molchanov

Case No. BF140090

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 FILE - APRIL 18, 2015

(LAST DAY FOR COUNCIL ACTION - APRIL 17, 2015)

Summary

At a regular meeting held on April 14, 2015, the Planning and Land Use Management Committee

considered appeals filed for property located at 3923-3941 North Hopevale Drive. Staff from the Los Angeles Department of Building and Safety and the Department of City Planning gave the Committee background information on the matter. A representative for the applicant, the appellants, and staff from Council District Four also spoke. Council District Four requested an additional condition to require flag persons on site to ensure public access to Mountains Recreation and Conservation Authority property remains open during haul route construction.

After an opportunity for public comment, the Committee recommended that Council approve the additional condition, grant in part / deny in part the appeals, and approve an application to export 1,638 cubic yards of earth from 3923-3941 North Hopevale Drive, subject to modified Conditions of Approval attached to Council file No. 15-0317. This matter is now submitted to 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: | ABSENT |

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-NOT OFFICIAL UNTIL COUNCIL ACTS-