

MITIGATED NEGATIVE DECLARATION (MND) and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a Tentative Tract appeal for property at 5258 Hermitage Avenue.

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 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. 15-0963 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 MND [ENV-2014-2510-MND] filed on November 7, 2014.
2. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Donna Gooley (on behalf of the Neighbors and Community of Valley Village), Jed Fuchs, Ryan Moore, Susann Jarvis, Karen Kaysing, Goran Lukic, Joe Pines, Kris Barberg, Hilary Steinberg, Michael McCracken, Debra McCormick, Melinda Keenan, Marsha Sloven, Patrick Keenan, Jennifer Getz, Jerome Baruck, Anne Koch, Edgar Padilla and Analvisa Solis, from the entire decision of the SVAPC in sustaining the decision of the Deputy Advisory Agency and THEREBY APPROVE Tentative Tract No. 72725-CN to develop five new condominium units on one lot for property located at 5258 Hermitage Avenue, subject to Conditions of Approval.

Applicant: Joe Salem

Representative: Gaines and Stacey, LLP

Case No.: TT-72725-CN-1A

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

Community Impact Statement: None submitted.

**TIME LIMIT FILE - SEPTEMBER 6, 2015**

**(LAST DAY FOR COUNCIL ACTION – SEPTEMBER 4, 2015)**

Summary:

At a regular meeting held on September 1, 2015, the Planning and Land Use Management Committee considered an appeal filed for property located at 5258 Hermitage Avenue. Staff from the Department of City Planning gave the Committee background information on the matter. Representatives for the applicant and appellants spoke. After an opportunity for public comment, the Committee recommended that Council deny the appeal and sustain the decision of the Deputy Advisory Agency, and thereby approve the Tentative Tract. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGMENT COMMITTEE



<u>MEMBER</u>	<u>VOTES</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	ABSENT
ENGLANDER	ABSENT
FUENTES	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**