



# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
VTT-73148-SL-2A	ENV-2014-3809-MND	13 - O'Farrell
<b>PROJECT ADDRESS:</b>		
1936 Preston Avenue Los Angeles, CA		
<b>APPLICANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Jeff Farrington 1619 W Temple St Los Angeles, CA 90026	818-726-4818	jeff@4site.us
<input type="checkbox"/> <b>New/Changed</b>		
<b>APPELLANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Jennifer Deines, Carol Cetrone, East Sunset Hillside Association and Preston Avenue Neighbors PO Box 26048 Los Angeles, CA 90026	213-840-1413	art_dogs@icloud.com
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Jose Carlos Romero-Navarro	213-978-1348	<a href="mailto:jose.romero-navarro@lacity.org">jose.romero-navarro@lacity.org</a>
<b>APPROVED PROJECT DESCRIPTION:</b>		
<p>Mitigated Negative Declaration (MND) and related California Environmental Quality Act findings, East Los Angeles Area Planning Commission (ELAAPC) report and appeal filed by Jennifer Deines, Carol Cetrone on behalf of the East Sunset Hillside Association and Preston Avenue Neighbors from the entire determination of the ELA APC in granting the appeal in part, adopting ENV-2014-3809-MND and sustaining the action of the Deputy Advisory Agency in approving the Vesting Tentative Tract No. 73148-SL for a small lot subdivision purposes to create a maximum of five (5) single family residential lots for the property located at 1936 Preston Avenue, subject to Conditions of Approval.</p>		

**COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)**

1. Granted the appeal in part and amended Condition Nos. 5 and 15.c.(3);
2. Sustained the action of the Deputy Advisory Agency in approving Vesting Tentative Tract No. 73148-SL;
3. Adopted the modified Conditions of Approval;
4. Adopted the Findings of the Deputy Advisory Agency;
5. Adopted Mitigated Negative Declaration No. ENV-2014-3809-MND and adopted the substituted Mitigated Negative Declaration Measure No. MM-2.

**ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:**

VTT and Environmental

**FINAL ENTITLEMENTS NOT ADVANCING:**

None

**ITEMS APPEALED:**

VTT and ENV

**ATTACHMENTS:**

**REVISED:**

**ENVIRONMENTAL CLEARANCE:**

**REVISED:**

<input checked="" type="checkbox"/> Letter of Determination <input type="checkbox"/> Findings of Fact <input checked="" type="checkbox"/> Staff Recommendation Report <input checked="" type="checkbox"/> Conditions of Approval <input type="checkbox"/> Ordinance <input type="checkbox"/> Zone Change Map <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input checked="" type="checkbox"/> Exhibit A - Site Plan <input checked="" type="checkbox"/> Mailing List <input type="checkbox"/> Land Use <input type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input checked="" type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Mitigation Monitoring Program <input type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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**NOTES / INSTRUCTION(S):**

NONE

**FISCAL IMPACT STATEMENT:**

Yes
  No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

<input type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input checked="" type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
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<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
October 14, 2015	5 - 0
<b>LAST DAY TO APPEAL:</b>	<b>APPEALED:</b>
November 16, 2015	Yes
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Iris F. Awakuni	November 19, 2015