

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for property located at 11580-11594 West Riverside Drive and 4748-4752 North Irvine 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 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. 15-1387 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-2014-2444-MND] filed on December 16, 2014.
2. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC), including the Environmental Findings as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Glenn Block, Nickie Bryar, Babette Wilk, William Sindelar, Jeanne Petrone and Francis Pereira from the entire determination of the SVAPC, and THEREBY APPROVE Vesting Tentative Tract No. 72932-SL for a maximum 16 lots in the North Hollywood-Valley Village Community Plan, for property located at 11580-11594 West Riverside Drive and 4748-4752 North Irvine Avenue, subject to modified Conditions of Approval.

Applicant: John Larday c/o Frank Lawrence, West Coast Housing Partners, LLC

Case No. VTT-72932-2A

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.

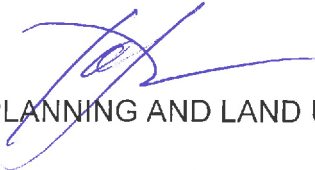
TIME LIMIT FILE: DECEMBER 18, 2015

(LAST DAY FOR COUNCIL ACTION: DECEMBER 16, 2015)

Summary:

At a regular meeting held on December 15, 2015, the Planning and Land Use Management Committee considered an appeal filed for property located at 11580-11594 West Riverside Drive. Staff from the Department of City Planning provided the Committee background information on the matter and presented a letter from the appellant withdrawing the appeal. After an opportunity for public comment, the Committee recommended that Council deny the appeal and approve the Vesting Tentative Tract. 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	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	YES
FUENTES	YES

SD
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-NOT OFFICIAL UNTIL COUNCIL ACTS-