



**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
VTT-72367-SL-2A	ENV-2013-1998-MND-REC1	4-Ryu
PROJECT ADDRESS:		
2925 West Waverly Drive		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Michael Rublevich 1203 Park Way Beverly Hills, CA 310-720-0101	310-720-0101	
Sam Trude Southerly Group 3575 Long Beach Boulevard Long Beach, CA 90807	323-428-0066	
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Doug Tornquist 2923 Waverly Drive Los Angeles, CA 90039	(213) 703-3128	dtorn@sbcglobal.net
Robert Silverstein The Silverstein Law Firm 125 N. Marengo Avenue, 3 rd Floor Pasadena, CA91101	(626) 449-4200	robert@robertsilversteinlaw.com
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jose Carlos Romero-Navarro	213-978-1348	jose.romero-navarro@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>An Appeal from the entire decision of the Central Area Planning Commission (APCC) in denying the appeal filed by Doug Tornquist, represented by Robert Silverstein and in approving VTT-72367-SL for the construction of a maximum five (5) small lots for the property located at 2925 West Waverly Drive.</p>		

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

1. **Granted the Appeal in Part** on VTT-72367-SL.
2. **Sustained** the action of the Deputy Advisory Agency in approving VTT-72367-SL.
3. **Adopted** the Revised Findings of the Deputy Advisory Agency
4. **Adopted** Mitigated Negative Declaration No., **ENV-2013-1998-MND-REC1**.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

Vesting Tentative Tract (VTT)

FINAL ENTITLEMENTS NOT ADVANCING:

None

ITEMS APPEALED:

VTT

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

NOTES / INSTRUCTION(S):**FISCAL IMPACT STATEMENT:** Yes No

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

PLANNING COMMISSION: City Planning Commission (CPC) Cultural Heritage Commission (CHC) Central Area Planning Commission East LA Area Planning Commission Harbor Area Planning Commission North Valley Area Planning Commission South LA Area Planning Commission South Valley Area Planning Commission West LA Area Planning Commission**PLANNING COMMISSION HEARING DATE:**

December 22, 2015

COMMISSION VOTE:

3 - 0

LAST DAY TO APPEAL:

January 22, 2016

APPEALED:

Yes

TRANSMITTED BY:

Iris F. Awakuni

TRANSMITTAL DATE:

1/26/2016