

MITIGATED NEGATIVE DECLARATION (MND) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal of the MND for the property located at 1324 Quintero Street.

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 judgement of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 16-0180 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and, ADOPT the Mitigated Negative Declaration [ENV-2015-0778-MND].
2. ADOPT the FINDINGS of the East Los Angeles Area Planning Commission (ELAAPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Patrick Sherman and THEREBY SUSTAIN the decision of the Deputy Advisory Agency in adopting the MND (ENV-2015-0778-MND) for a maximum of four small lots for the purpose of a Small Lot Subdivision, for the property located at 1324 Quintero Street, subject to Conditions of Approval.

Applicant: Noah Ornstein, LOF Partners, LLC

Case No. AA-2015-0777-PMLA-SL

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

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on June 21, 2016, the PLUM Committee considered an appeal of the MND for the property at 1324 Quintero Street. Staff from the DCP provided background information to the Committee regarding the project. The Applicant provided additional information to the Committee. The Appellant Representative presented his concerns with the MND and the project. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the Deputy Advisory Agency decision in adopting the MND. This matter is now submitted to the Council for it's consideration.

Respectfully Submitted,


PLANNING AND LAND USE MANAGEMENT COMMITTEE

| <u>MEMBER:</u> | <u>VOTE:</u> |
|----------------|--------------|
| HUIZAR | YES |
| HARRIS-DAWSON | YES |
| CEDILLO | YES |
| ENGLANDER | ABSENT |
| FUENTES | ABSENT |

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-NOT OFFICIAL UNTIL COUNCIL ACTS-