



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

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|--|--------------------------------|--|
| CITY PLANNING CASE: | ENVIRONMENTAL DOCUMENT: | COUNCIL DISTRICT: |
| APCE-2015-951-ZC-DI-SPP-CCMP | ENV-2015-952-MND | CD-1 (CEDILLO) |
| PROJECT ADDRESS: | | |
| 5101-5123 E. ECHO STREET | | |
| APPLICANT/REPRESENTATIVE: | TELEPHONE NUMBER: | EMAIL ADDRESS: |
| WILLIAMS HOME – CARL STEINBERG 21080 CENTER POINTE PARKWAY #101 ERIC LIEBERMAN – QES INCORPORATED SANTA CLARITA, CA 91350 661-222-9209 <input type="checkbox"/> New/Changed | | |
| APPELLANT/REPRESENTATIVE: | TELEPHONE NUMBER: | EMAIL ADDRESS: |
| N/A | | |
| PLANNER CONTACT INFORMATION: | TELEPHONE NUMBER: | EMAIL ADDRESS: |
| GREGORY J. SHOOP | 213-978-1243 | greg.shoop@lacity.org |
| APPROVED PROJECT DESCRIPTION: | | |
| <p>The proposed development on the Project Site involves a small lot subdivision, consisting of 24 single family home lots. The development on each lot will comprise a three-story townhome style building. A total of six (6) structures will be constructed, with each structure containing four (4) townhomes (small lot subdivision lots). The ground floor of each unit will provide a 2-car parking garage located on the first floor of each unit. The townhomes would be approx. 39.25 ft. to the top of the roof. Bedrooms are located on the first & third floors, and other amenities are located on each of the three floors.</p> | | |

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

At its December 10, 2015 meeting, the East Los Angeles Area Planning Commission, on a 4-0 vote took the following action:

1. **Approved** a Zone Change from the existing [Q]C4-2D-HPOZ to (T)(Q)C4-2D-HPOZ in order to replace the current "Q" Qualified Condition prohibiting 100% residential uses on this site.
2. **Approved** a Specific Plan Project Permit Compliance Review (SPP) for the construction of 24 single family homes located within the Avenue 57 Specific Plan.
3. **Did Not Act on** the site specific Director's Interpretation since the project tract map had already been approved.
4. **Approved** a Certificate of Compatibility for a project located within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ).
5. **Adopted** the Mitigated Negative Declaration (ENV-2015-952-MND)
6. **Adopted** the Mitigation Monitoring Program
7. **Advised** that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the "T" Tentative classification be removed in the manner indicated on the attached pages.
8. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

ZONE CHANGE

FINAL ENTITLEMENTS NOT ADVANCING:

SPP/CCMP

ITEMS APPEALED:

N/A

| 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 checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> | <input checked="" type="checkbox"/> Mitigation Monitoring Program | <input type="checkbox"/> |
| <input checked="" 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 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 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 9, 2015

COMMISSION VOTE:

4-0

LAST DAY TO APPEAL:

N/A (APPEAL RIGHTS WAIVED)

APPEALED:

NO

TRANSMITTED BY:

José F. Alvarez

TRANSMITTAL DATE:

2-12-2016