

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
ENV-2014-1935-MND	ENV-2014-1935-MND	1
PROJECT ADDRESS:		
3861, 3864, 3870, 3871, 3874, 3878, 3884, 3900, 3911 West Point Drive		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Steven Chen TAG Design Works 411 E. Huntington Drive Arcadia, CA 91006	626-446-5300	schen@tagdesignworks.com
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Mark Kenyon Mount Washington Homeowner's Alliance 505 W. Avenue 44 Los Angeles, CA 90065	323-533-0115	mark.b.kenyon@gmail.com
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Greg Shoop	213-978-1243	greg.shoop@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>Mitigated Negative Declaration (MND) and related California Environmental Quality Act (CEQA) findings, East Los Angeles Area Planning Commission (ELAAPC) reports and appeal filed Mark Kenyon on behalf of the Mount Washington Homeowner's Alliance (MWAHA) under California Public Resources Code Section 21151(c) of CEQA, from the determinations of the ELAAPC in adopting the MND (ENV-2014-1945-MND) for the following projects located in the Mount Washington-Glassel Park Specific Plan within the Northeast Los Angeles Plan area in approving with conditions a Project Permit Compliance Review for the construction of a 2,566-square-foot- three-story single family dwelling (including an attached 400-square foot garage) on an approximately 5,201 square foot lot. The building will be 31 feet and 6 inches in height.</p>		

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

1. Denied the appeal;
2. Sustained the remainder of the Determination of the Director of Planning in approving a Project Permit Compliance for the construction of a 2,566 square-foot three-story, 31-foot and 6 inches in height single-family dwelling (including an attached 400 square-foot garage) on an approximately 5,201 square-foot lot.
3. Adopted the Conditions of Approval;
4. Adopted the Director of Planning's Findings;
5. Adopted Mitigated Negative Declaration No. ENV-2014-1935-MND; and
6. Adopted the Mitigated Monitoring Program.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

Environmental/CEQA appeal

FINAL ENTITLEMENTS NOT ADVANCING:

Project Permit

ITEMS APPEALED:

Environmental/CEQA

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input 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 type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input 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):

None

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:

February 10, 2016

COMMISSION VOTE:

3-0

LAST DAY TO APPEAL:

APPEALED:

TRANSMITTED BY:

Iris F. Awakuni



TRANSMITTAL DATE:

April 5, 2016