

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MONITORING PROGRAM and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a California Public Resource Code Section 211521(c) of California Environmental Quality Act (CEQA) appeal for various properties located at 3861, 3864, 3870, 3871, 3874, 3878, 3884, 3980 and 3911 North West Point Drive.

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 judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 16-0502 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 MND [ENV-2014-1935-MND] filed on June 29, 2015.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring Program as the Findings of Council and ADOPT the Mitigation Monitoring Program.
3. ADOPT the FINDINGS of the East Los Angeles Area Planning Commission (ELAAPC) as the Findings of the Council.
4. RESOLVE TO DENY THE APPEAL filed by Mark Kenyon on behalf of the Mount Washington Homeowner's Alliance under California Public Resources Code Section 21151(c) of CEQA, and THEREBY APPROVE the decision of the ELAAPC in adopting the MND (ENV-2014-1935-MND) for the following projects:
 - a) 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, for the property located at 3911 North West Point Drive (Case No. DIR-2014-1705-SPP-1A).
 - b) Construction of a 2,527 square-foot, three-story, 40-foot and 8 inches in height, single-family dwelling, including an attached 400 square-foot garage on an approximately 5,146 square-foot lot, for the property located at 3861 North West Point Drive (Case No. DIR-2014-1927-SPP-1A).
 - c) Construction of a 2,733 square-foot, three-story, 38-foot and 8 inches in height, single-family dwelling, including an attached 400 square-foot garage, on an approximately 6,960 square-foot lot, for the property located at 3864 North West Point Drive (Case No. DIR-2014-1934-SPP-1A).
 - d) Construction of a 2,759 square-foot, three-story, 43-foot and 7 inches in height, single-family dwelling, including an attached 400 square-foot garage, on an approximately 5,733 square-foot lot, for the property located at 3870 North West Point Drive (Case No. DIR-2014-1938-SPP-1A).

- e) Construction of a 2,438 square-foot, three-story, 41-foot and 1 inch in height, single-family dwelling, including an attached 400 square-foot garage, on an approximately 4,963 square-foot lot, for the property located at 3874 North West Point Drive (Case No. DIR-2014-1939-SPP-1A).
- f) Construction of a 2,656 square-foot, three-story, 44-foot and 11 inches in height, single-family dwelling, including an attached 400 square-foot garage, on an approximately 5,446 square-foot lot, for the property located at 3878 North West Point Drive (Case No. DIR-2014-1940-SPP-1A).
- g) Construction of a 2,450 square-foot, three-story, 39-foot and 8 inches in height, single-family dwelling, including an attached 400 square-foot garage, on an approximately 5,137 square-foot lot, for the property located at 3884 North West Point Drive (Case No. DIR-2014-1941-SPP-1A).
- h) Construction of a 2,689 square-foot, three-story, 42-foot and ten inches in height, single-family dwelling, including an attached 400 square-foot garage, on an approximately 5,498 square-foot lot, for the property located at 3900 North West Point Drive (Case No. DIR-2014-1942-SPP-1A).
- i) Construction of a 2,397 square-foot, three-story, 31-foot and four inches in height, single-family dwelling, including an attached 400 square-foot garage, on an approximately 4,874 square-foot lot, for the property located at 3871 North West Point Drive (Case No. DIR-2014-2243-SPP-1A).

Applicant: Steven Chen, TAG Design Works

Case Nos. DIR-2014-1705-SPP-1A; DIR-2014-1927-SPP-1A; DIR-2014-1934-SPP-1A; DIR-2014-1938-SPP-1A; DIR-2014-1939-SPP-1A; DIR-2014-1940-SPP-1A; DIR-2014-1941-SPP-1A; DIR-2014-1942-SPP-1A; DIR-2014-2243-SPP-1A

CEQA No. ENV-2014-1935-MND

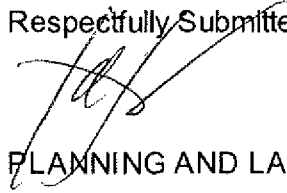
Fiscal Impact Statement: The ELAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on December 13, 2016, the PLUM Committee considered a CEQA appeal for various properties on North West Point Drive. Staff from the DCP provided the Committee with background information regarding the projects and the appeal. The Appellant provided additional information to the Committee. After an opportunity for public comment, the Committee recommended to deny the appeal and approve the MND for the projects. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-