

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the properties located at 5261, 5263, 5303 and 5305 Hermitage Avenue, and 12300, 12301 and 12302 Weddington 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 Mitigated Negative Declaration 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. 16-1048 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 Mitigated Negative Declaration [ENV-2015-2618-MND] filed on February 16, 2016.
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 South Valley Area Planning Commission (SVAPC) as the Findings of the Council.
4. RESOLVE TO DENY THE APPEAL filed by Valley Village Residents for Fair Government, Friends of Valley Village, Hollywoodians Encouraging Logical Planning, San Fernando Valley Neighborhood Coalition, and Valley Village Neighborhood Coalition, and THEREBY APPROVE Vesting Tentative Tract Map No. 73704-SL, for the construction of a 26-unit Small Lot subdivision with a total of 59,548 square feet of floor area, including a street merger of approximately 100 feet of Weddington Street (west of Hermitage Avenue) as part of the Tract Map, and a portion of the street merger becoming a driveway and fire lane to access the interior unit garages, for the properties located at 5261, 5263, 5303 and 5305 Hermitage Avenue, and 12300, 12301 and 12302 Weddington Street, subject to revised Conditions of Approval.

Applicant: UB Valley Village LLC

Representative: Steve Nazemi, UB Valley Village LLC and Edwards Trust

Case No. VTT-73704-SL-1A

CEQA No. ENV-2015-2618-MND

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

Community Impact Statement: None submitted.

**TIME LIMIT FILE - NOVEMBER 18, 2016**

**(LAST DAY FOR COUNCIL ACTION - NOVEMBER 9, 2016)**

Summary:

At a regular meeting held on October 25, 2016, the PLUM Committee considered a Vesting Tentative Tract appeal for the properties at 5261, 5263, 5303 and 5305 Hermitage, and 12300, 12301 and 12302 Weddington Street. Staff from the DCP, the Applicant and Appellant provided comments and information to the Committee. After an opportunity for public comment, the Committee recommended to continue the matter for one week for the Housing and Community Investment Department (HCID) to report regarding Ellis Act procedures for the project, and for the DCP to report regarding property ownership.

At a regular meeting held on November 1, 2016, the PLUM Committee reconsidered the appeal for the above address. Staff from the DCP provided additional information regarding property ownership. HCID explained to the Committee about the Ellis Act involvement with the project. After the DCP and HCID answered questions from the Committee members, the Committee recommended to deny the appeal and approve the Vesting Tentative Tract. This matter is now submitted to the Council for its 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	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**