

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

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
VTT-74301-SL-1A	ENV-2016-1898-CE	14-Huizar
<b>PROJECT ADDRESS:</b>		
5081 – 5083 North Highland <u>View</u> Avenue		
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Jenna Monterrosa	213-978-1377	<a href="mailto:Jenna.monterrosa@lacity.org">Jenna.monterrosa@lacity.org</a>

<b>NOTES / INSTRUCTION(S):</b>	
<p>Transmittal of Corrected Letter of Determination to reflect a correction to the Project Site (address).</p>	
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Rocky Wiles Commission Office	April 7, 2017



# EAST LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300

[www.planning.lacity.org](http://www.planning.lacity.org)

**\*\*CORRECTED LETTER OF DETERMINATION\*\***

Mailing Date: APR 07 2017

CASE NO.: VTT-74301-SL-1A  
CEQA: ENV-2016-1898-CE

Council District: 14 - Huizar  
Plan Area: Northeast Los Angeles

**Project Site:** 5081 – 5083 North Highland View<sup>1</sup> Avenue

**Applicant:** Highland View Homes, LLC  
Representative: Kevin Wronkse

**Appellant No. 1:** Stephen Allison

**Appellant No. 2:** Thomas A. Levitt

**Appellant No. 3:** Clemente Rillera

**Appellant No. 4:** Hilja Keading

At its meeting of **January 25, 2017**, the East Los Angeles Area Planning Commission took the following actions in conjunction with the approval of the project below:

A Vesting Tentative Tract Map for the subdivision of one parcel consisting of 9,800 square feet of lot area, into a maximum of six (6) small lots in accordance with the Small Lot Subdivision Ordinance No. 176,354. The project proposes to construct six (6) small lot homes, each with two covered parking spaces in the RD1.5-1 Zone

1. **Determined** based on the whole of the administrative record, the project is exempt from CEQA pursuant to City CEQA Guidelines, Sections 15300-15333, State CEQA Guidelines (Class 32, Article III, Section 1);
2. **Denied** the appeals and sustained the decision of the Deputy Advisory Agency to approve Vesting Tentative Tract No. 74301-SL;
3. **Adopted** the Conditions of Approval of the Deputy Advisory Agency; and
4. **Adopted** the Findings of the Deputy Advisory Agency

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<sup>1</sup> The above-referenced technical correction is not discretionary, therefore, issuance of this corrected letter of determination does not re-open, extend, or require a new appeal period.

This action was taken by the following vote:

**Moved:** Stein  
**Seconded:** Alarcon  
**Ayes:** Arellano  
**Absent:** Choi

**Vote:** 3-0

  
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Harold Arrivillaga  
Commission Executive Assistant I

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.