

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a Vesting Tentative Tract Map appeal for the properties located at 5081-5083 North Highland Avenue.

Recommendations for Council action:

1. DETERMINE based on the whole of the administrative record, the project is exempt from California Environmental Quality Act (CEQA) pursuant to City CEQA Guidelines, Section 15300-15333, State CEQA Guidelines, Class 32, Article III, Section 1.
2. ADOPT the FINDINGS of the East Los Angeles Area Planning Commission (ELAAPC) as the Findings of the Council.
3. RESOLVE TO DENY the appeals filed by Stephen and Heather Allison, Highland View Neighbor, and Clemente Rillera, Highland View Neighbor, and THEREBY SUSTAIN the decision of the ELAAPC in approving Condition No. 16 for Vesting Tentative Tract Map No. VTT-74301-SL-1A, for the subdivision of one parcel consisting of 9,800 square feet of lot area, into a maximum of six small lots in accordance with the Small Lot Subdivision Ordinance No. 176354, with the project proposing to construct six small lot homes, each with two covered parking spaces in the RD1.5-1 Zone, for the properties located at 5081-5083 North Highland Avenue, subject to Conditions of Approval; and, inasmuch as the appellants have withdrawn their appeals.

Applicant: Highland View Homes, LLC

Representative: Kevin Wronkse

Case No. VTT-74301-SL-1A

CEQA No. ENV-2016-1898-CE

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.

TIME LIMIT FILE - JUNE 25, 2017

(LAST DAY FOR COUNCIL ACTION - JUNE 23, 2017)

Summary:

At a regular meeting held on June 6, 2017, the PLUM Committee considered an appeal for the properties at 5081-5083 North Highland Avenue. After an opportunity for public comment, the Committee recommended on consent to deny the appeal inasmuch as the appellants has withdrawn their appeals. 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	YES

SD
17-0238_RPT_PLUM_6-6-17

-NOT OFFICIAL UNTIL COUNCIL ACTS-