

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the property located at 17236 South Hoover Street.

Recommendations for Council action:

1. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
2. RESOLVE TO DENY THE APPEAL filed by by Ali Awad (Representative: Emilio Gutierrez), and THEREBY SUSTAIN the decision of the Harbor Area Planning Commission (HAPC) in disapproving Vesting Tentative Tract No. VTT-73816-1A and overturning the determination of the Deputy Advisory Agency in approving the Vesting Tentative Tract No. VTT-73816, for the merger of two lots and re-subdivide into 15 lots, each lot to be improved with a single-family home accessed through a private street, for the property located at 17236 South Hoover Street.

Applicant: Ali Awad, S. Hoover and 173rd Street, LLC

Representative: Emilio Gutierrez, S. Hoover and 173rd Street, LLC

Case No. VTT-73816-2A

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

Community Impact Statement: Yes.

Against: Harbor Gateway North Neighborhood Council

TIME LIMIT FILE - SEPTEMBER 30, 2017

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 29, 2017)

Summary:

At a regular meeting held on August 15, 2017, the PLUM Committee considered an appeal for a Vesting Tentative Tract for the property at 17236 South Hoover Street. Staff from the Department of City Planning provided the Committee with information regarding the disapproval of the Vesting Tentative Tract. Representatives for the Applicant, which is also the Appellant, commented in support of the appeal. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the decision of the HAPC. 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 |
| ENGLANDER | YES |
| BLUMENFIELD | YES |
| PRICE | ABSENT |

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-