

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal for the property located at 3701, 3861, 3865, 3871 and 3919 North Barryknoll Drive.

Recommendations for Council action:

1. FIND, pursuant to State California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including MND No. ENV-2015-1593-MND, as circulated on September 8, 2016, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; that the MND reflects the independent judgment and analysis of the City; that the mitigation measures have been made enforceable conditions on the project; and, ADOPT the MND and MMP prepared for the MND.
2. ADOPT the FINDINGS of the East Los Angeles Area Planning Commission (ELAAPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by the Barryknoll CEQA Alliance (Representative: Jim Connor), and THEREBY SUSTAIN the decision of the ELAAPC in approving the environmental clearance for a Project Permit Compliance, pursuant to Los Angeles Municipal Code Section 11.5.7-C, for the construction of the following five single family dwellings in the RE11-1 Zone and subject to Conditions of Approval:
 - a. A 2,719 square-foot, three-story, 28-foot high single-family dwelling, including an attached 370 square-foot garage, on an approximately 6,114 square-foot lot for the property located at 3701 North Barryknoll Drive.
 - b. A 2,635 square-foot, three-story, 45-foot high single-family dwelling, including an attached 380 square-foot garage, on an approximately 7,225 square-foot lot for the property located at 3861 North Barryknoll Drive.
 - c. A 2,535 square-foot, three-story, 38-foot high single-family dwelling, including an attached 380 square-foot garage, on an approximately 5,179 square-foot lot for the property located at 3865 North Barryknoll Drive.
 - d. A 2,454 square-foot, three-story, 32-foot high single-family dwelling, including an attached 380 square-foot garage, on an approximately 5,335 square-foot lot for the property located at 3871 North Barryknoll Drive.
 - e. A 2,454 square-foot, three-story, 32-foot high single-family dwelling, including an attached 380 square-foot garage, on an approximately 5,251 square-foot lot for the property located at 3919 North Barryknoll Drive.

Applicant: Elizabeth Herron, Elizabeth Herron Architecture

Related Case Nos. DIR-2014-3018-SPP-1A, DIR-2014-3021-SPP-1 A, DIR-2014-3022-SPP-1A, DIR-2014-3024-SPP-1 A, and DIR-2014-3025-SPP-1A

CEQA No. ENV-2015-1593-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 October 10, 2017, the PLUM Committee considered an appeal for the property located at 3701, 3861, 3865, 3871 and 3919 North Barryknoll Drive. The Department of City Planning provided background information on the appeal and project. The Appellant and Applicant provided additional comments in support of and opposing the appeal. A representative from Council District One provided comments in support of the determination of the ELAAPC. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the determination of the ELAAPC. 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	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-