

CATEGORICAL EXEMPTION (CE) and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal for the property located at 3314 North Lugano Place.

Recommendations for Council action:

1. DETERMINE based on the whole of the administrative records, the project is exempt from CEQA pursuant to Section 3, Article III, Class 3, Category 1 and State CEQA Statutes and Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a CE pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Wrenn Chais (Representative: Robert L. Glushon, Esq., Luna and Glushon) and THEREBY SUSTAIN the decision of the CLAAPC in approving CE No. ENV-2017-2449-CE as the environmental clearance for a Project Permit Compliance Review and Design Review for the construction, use and maintenance of a new 36-foot tall, single-family residence containing 2,710 square feet of residential floor area with a 465 square-foot attached two-car garage and three uncovered parking spaces on a vacant, upslope, 6,832 square-foot lot, subject to Conditions of Approval, for the property located at 3314 North Lugano Place.

Applicant: Stephanie Savage and Michael Swischuk

Case No. DIR-2017-1001-DRB-SPP-1A

Fiscal Impact Statement: The CLAAPC 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 May 22, 2018, the PLUM Committee considered an appeal for the property at 3314 North Lugano Place. Staff from the Department of City Planning provided the Committee an overview of the project. The applicant and appellant representatives commented on the project and the appeal. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the decision of the CLAAPC. 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	ABSENT
HARRIS-DAWSON	ABSENT
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-