

CATEGORICAL EXEMPTION (CE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the property located at 4321 and 4323 West Burns Avenue.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (Class 32 Infill Development), 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 the Council.
3. RESOLVE TO DENY THE APPEAL filed by Doug Haines on behalf of the La Mirada Avenue Neighborhood Association and Virgil Village Neighborhood Association (Representative: Robert Silverstein, The Silverstein Law Firm), and THEREBY SUSTAIN the determination of the CLAAPC in approving Vesting Tentative Tract No. VTT-73056-SL-1A and its environmental clearance for the demolition of an existing duplex and subdivision of one 9,602 square foot lot into six small lots pursuant to the Small Lot Subdivision Ordinance, and the construction, use and maintenance of a three-story, single family dwelling with an attached two car garage on each of the six subdivided lots and one uncovered guest parking space, within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan Specific Plan, for the property located at 4321 and 4323 West Burns Avenue, subject to Conditions of Approval.

Applicant: Chris Schwanitz, Stradella Court, LLC

Representative: Matthew Hayden, Hayden Planning

Case No. VTT-73056-SL-1A

Environmental No. ENV-2014-4125-CE

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.

TIME LIMIT FILE - OCTOBER 15, 2018

(LAST DAY FOR COUNCIL ACTION - OCTOBER 12, 2018)

Summary:

At a regular meeting held on September 18, 2018, the PLUM Committee considered an appeal for the property located at 4321 and 4323 West Burns Avenue. Staff from the Department of City Planning provided background information on the original determination and appeal. A Representative for the Appellant provided comments in support of the appeal. A Representative from Council District 13 provided comments in support of denying the appeal. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the determination 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	YES
HARRIS-DAWSON	ABSENT
ENGLANDER	ABSENT
BLUMENFIELD	YES
PRICE	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-