

CATEGORICAL EXEMPTION (CE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the property located at 836-838 North Poinsettia Place.

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, 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 Lucille Saunders and La Brea Willoughby Coalition (Representative: Venskus and Associates), and THEREBY SUSTAIN the determination of the CLAAPC in approving Vesting Tentative Tract VTT-76054-SL-1A for the demolition of an existing one-story triplex, subdivision of one lot comprising of 7,735 net square feet of lot area into five small lots, and construction, use, and maintenance of a three-story, new small lot single-family dwelling with an attached two-car garage on each of the five subdivided lots, with the floor area of each dwelling ranging from 1,080 to 1,864 square feet, totaling 8,360 square feet for all five dwellings, whereby the application for Vesting Tentative Tract Map No. VTT-76054-SL was approved on June 21, 2018, for the property located at 836-838 North Poinsettia Place, subject to Conditions of Approval.

Applicant: Haytham Kafouf, 836 Poinsettia, LLC

Representative: Sami Kohanim, Land Use Developers Corp.

Case No. VTT-76054-SL-1A

Environmental No. ENV-2017-2090-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 - NOVEMBER 9, 2018**

**(LAST DAY FOR COUNCIL ACTION - NOVEMBER 6, 2018)**

Summary:

At a regular meeting held on September 25, 2018, the PLUM Committee considered an appeal for the property located at 836-838 North Poinsettia Place. Staff from the Department of City Planning provided background information on the original determination and appeal. The Appellant, the Representatives for the Appellant and Applicant, and a Representative for the Mid City West Community Council provided comments in support of and opposing the appeal. A Representative from Council District Five 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

ZHC  
18-0769\_rpt\_plum\_9-18-18

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**