

CATEGORICAL EXEMPTION (CE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract appeal for the property located at 1710, 1718, 1720 North Berendo Street and 4765, 4767, 4773 West Hollywood Boulevard.

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 Abraham Soghomonian and Alex Kondracke, Concerned Citizens of Los Feliz, and THEREBY SUSTAIN the determination of the CLAAPC in approving Vesting Tentative Tract No. VTT-74730-SL-1A and its environmental clearance for the demolition of an existing two-story commercial building, subdivision of three lots comprising of 28,409 net square feet of lot area into 18 small lots, and construction, use and maintenance of a three-story, single-family dwelling with an attached two-car garage on each of the 18 subdivided lots, with four guest parking spaces to be provided, with the floor area of each dwelling ranging from 1,794 to 2,969 square feet, totaling 31,245 square feet for all 18 dwellings, and with the removal of three non-protected trees on the property and four non-protected street trees, with approximately 2,000 cubic yards of earth material to be exported, requiring a haul route approval, for the property located at 1710, 1718, 1720 North Berendo Street and 4765, 4767, 4773 West Hollywood Boulevard, subject to Conditions of Approval.

Applicant: J. Randolph Poag, PH/T and T Master One, LLC

Representative: Paul Garry, PSOMAS

Case No. VTT-74730-SL-1A

Environmental No. ENV-2016-4903-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.

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 26, 2018)

Summary:

At a regular meeting held on September 18, 2018, the PLUM Committee considered an appeal for the property located at 1710, 1718, 1720 North Berendo Street and 4765, 4767, 4773 West Hollywood Boulevard. Staff from the Department of City Planning provided background information on the original determination and appeal. Representatives for the Appellant and the Applicant provided comments in support of and opposing the appeal. A Representative from Council District Four 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-