

**CATEGORICAL EXEMPTION, MITIGATED NEGATIVE DECLARATION (MND) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT** relative to a California Environmental Quality Act (CEQA) Appeal for the properties located at 3627 West Landa Street and 1888 North Lucile Avenue.

Recommendations for Council action:

1. DETERMINE that no action on the MND is necessary.
2. DETERMINE, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303 (Class 3), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
3. ADOPT the FINDINGS of the PLUM Committee including CEQA Findings submitted by the Department of City Planning (DCP), dated June 19, 2019, as the Findings of Council.
4. RESOLVE TO DENY THE APPEAL filed by Barry Greenfield, Trustee of the Landa Street Trust dated December 3, 2010, Altman Greenfield and Selvaggi LLP (Representative: John A. Henning, Jr., Attorney at Law), pursuant to the California Public Resources Code Section 21151(c), and THEREBY DETERMINE that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303 (Class 3), for the construction of a new two-story, 2,471 square-foot single-family dwelling, including an 836 square-foot detached garage; for the properties located at 3627 West Landa Street and 1888 North Lucile Avenue.

Applicant: Thomas A. Porter

Representative: Matt McGrane, Tellus Design and Build

Related Case No. ZA-2015-1569-ZV-ZAD-2A; ZA-2015-1567-ZV-ZAD-ZAA-1A

Environmental No. ENV-2015-1568-MND; ENV-2015-1568-CE

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 July 30, 2019 (continued from 2/12/19, 4/16/19, 6/18/19 and 6/25/19), the PLUM Committee considered a ELAAPC report, DCP report and appeal for the property at 3627 West Landa Street. Staff from the DCP provided an overview of the matter and the Applicant's Representative provided comments. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the decision 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>
HARRIS-DAWSON	YES
BLUMENFIELD	ABSENT
PRICE	ABSENT
CEDILLO	YES
SMITH	YES

RM

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**