

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract Map appeal for the property located at 714-718 North Sweetzer Avenue.

SUBMITS WITHOUT RECOMMENDATION, the following:

Categorical Exemption pursuant to City California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15332 (Class 32) and related CEQA findings, report from the Central Los Angeles Area Planning Commission (CLAAPC), and an appeal filed by Keith Nakata from the decision of the CLAAPC in determining that the Project is exempt pursuant to City CEQA Guidelines, Article 19, Section 15332 (Class 32) (ENV-2018-2721-CE) and sustaining the determination of the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. VTT-74129 for the merger and re-subdivision of two lots into one lot and a 26-unit multi-family residential building on a 14,612 square-foot site in the [Q]R3-1 Zone, for the property located at 714-718 North Sweetzer Avenue, subject to Conditions of Approval; and Appeal Analysis from the Department of City Planning (DCP), dated April 11, 2019.

Applicant: Carl Steinberg, ETCO Homes

Representative: Neill Brower, Jeffer Mangels Butler & Mitchell LLP

Case No. VTT-74129-CN-2A

Environmental No. ENV-2018-2721-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 - APRIL 26, 2019

(LAST DAY FOR COUNCIL ACTION - APRIL 17, 2019)

Summary:

At a regular meeting held on April 16, 2019, the PLUM Committee considered a CLAAPC report and an appeal for the property located at 714-718 North Sweetzer Avenue. Staff from the DCP provided an overview of the matter, and comments were provided by a Representative of Council District Five. Comments were also provided by the Appellant and the Applicant's Representative. After an opportunity for public comment, the Committee decided to move the matter forward to Council without recommendation. 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	YES
PRICE	YES
CEDILLO	YES
SMITH	YES

RM

-NOT OFFICIAL UNTIL COUNCIL ACTS-