February 20, 2020

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

SUPPLEMENTAL STUDIES AND MODIFIED FINDINGS; CF 19-1613

On August 2, 2019, the Zoning Administrator approved the construction of four single-family dwellings in the Mount Washington-Glassell Park Specific Plan area and determined that after consideration of the whole of the administrative record including the Mitigated Negative Declaration (MND) (Case No. ENV-2016-3713-MND), the Errata dated February 5, 2019, and all comments received, with the imposition of mitigation measures, there was no substantial evidence that the project will have a significant effect on the environment and adopted the MND and the Mitigation Monitoring Program prepared for the MND. An aggrieved party subsequently appealed the Zoning Administrator decisions on August 19, 2019. The East Los Angeles Area Planning Commission heard the appeals on November 13, 2019 and issued a final decision to deny the appeals and sustain the decisions of the Zoning Administrator to approve the project and adopt the MND. On December 19, 2019, a CEQA appeal was filed for the MND, for consideration by the PLUM Committee.

The appeal points for the CEQA appeal are similar to the appeal points filed for the Zoning Administrator decisions. They pertained to the geologic history of the site, notification, grading noise and air emissions, zoning for the RE40 zoned lots, and access.

Subsequent to the filing of the CEQA appeal, the applicant submitted to the record additional environmental studies pertaining to air quality, greenhouse gases, and noise. The studies supplement the existing MND analysis and further find that the project will not have a significant effect on the environment. The studies submitted do not warrant any new mitigation measures and do not identify any new or greater impacts.

Therefore, below are revised CEQA Findings for consideration by the PLUM Committee that include a second Errata which incorporates the additional studies to the administrative record:

11. The Zoning Administrator found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3713-MND (“Mitigated Negative Declaration”), as circulated on December 14, 2017, the errata dated February 5, 2019, the second errata dated February
20, 2020, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; found the Mitigated Negative Declaration reflects the independent judgement and analysis of the City; found the mitigation measures have been made enforceable conditions on the project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

Jane Choi
Senior City Planner

VPB:JC