

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal for the properties located at 560, 566, 572, 600, 608, 614, and 620 North Marquette Street.

Recommendations for Council action:

1. ADOPT the FINDINGS of the PLUM Committee, attached to the Council file, as the Findings of Council.
2. RESOLVE TO GRANT THE APPEAL filed by Gene Rink, Lisa Locker, Linda Deacon, Gregory Morse, Save Las Pulgas Canyon, Inc., and THEREBY OVERTURN the determination of the West Los Angeles Area Planning Commission (WLAAPC) and NOT APPROVE a Categorical Exemption (CE), for eight Coastal Development Permits Compliance Review pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures for the Project in a Single Permit Jurisdiction Area of the California Coastal Zone, and proposed modifications and revised plans for two lot line adjustments, the demolition of two one-story single-family dwellings and a one-story accessory structure, the construction of eight two-story single-family dwellings with attached garages, basements, and swimming pools and/or spas, one on each lot, ranging from approximately 5,503 to 8,365 square feet in floor area and up to 33 feet in height; the construction of an extension of the sewer system to serve all eight residences; the construction of an extension of a retaining wall, and approximately 6,255 cubic yards of combined grading and the export of approximately 475 cubic yards of earth for the project site located at 560, 566, 572, 578, 600, 608, 614 and 620 North Marquette Street.
3. INSTRUCT the Department of City Planning to prepare an initial study for an Environmental Impact Report based on evidence submitted in the whole of the record.

Applicant: Cosimo Pizzulli, Pizzulli Associates Inc.

Representative: Neill Brower, Jeffer, Mangels, Butler, and Mitchell LLP

Case Nos. DIR-2017-264-CDP-MEL-1A; DIR-2017-268-CDP-MEL-1A; DIR-2017-334-CDP-MEL-1A; DIR-2017-336-CDP-MEL-1A; DIR-2017-361-CDP-MEL-1A; DIR-2017-366-CDP-MEL-1A; DIR-2017-445-CDP-MEL-1A; DIR-2017-449-CDP-MEL-1A

Environmental No. ENV-2017-1259-CE

Fiscal Impact Statement: The WLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

**TIME LIMIT – MARCH 11, 2020**

**(LAST DAY FOR COUNCIL ACTION – MARCH 6, 2020)**

Summary:

At a regular meeting held on March 3, 2020 (Continued from 2/11/20 and 2/25/20), the PLUM Committee considered a WLAAPC report and CEQA appeal for the properties located at 560, 566, 572, 578, 600, 608, 614, and 620 North Marquette Street. Staff from the DCP provided an overview of the project. Staff from Council District 11 spoke in support of granting the appeal and provided additional documents, attached to the Council file. After an opportunity for public comment, presentations from the applicant and appellant, the Committee recommended to grant the appeal and thereby overturn the WLAAPC's determination to approve a CE. This matter is now submitted to Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<b><u>MEMBER</u></b>	<b><u>VOTE</u></b>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	YES
CEDILLO:	YES
LEE:	ABSENT

LC 03/03/20

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**