

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal of a Coastal Development Permit for the property located at 635-637 East San Juan Avenue.

Recommendations for Council action:

1. VETO the determination of the West Los Angeles Area Planning Commission (WLAAPC) to deny the appeal in part, grant the appeal in part and sustain the Director of Planning's determination pursuant to Section 12.20.2 of the Los Angeles Municipal Code, to approve a Coastal Development Permit for a Development in the single permit jurisdiction of the Coastal Zone and, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, to approve a Mello Act Compliance Review for the demolition of three (3) existing Residential Units and construction of three (3) Residential Units in the California Coastal Zone for a Coastal Development Permit and Mello Act Compliance Review for a preliminary parcel map (Small Lot Subdivision) to subdivide one existing lot totaling approximately 5,200 square feet (net area of 4,800 square feet) into two (2) new small lots that are 2,273 (Parcel A) and 2,527 (Parcel B) square feet in lot area, in conjunction with the demolition of an existing duplex and single-family dwelling, the removal of four trees, and the construction of a 2,091 square-foot single-family dwelling on Parcel A and a 1,287 square-foot single-family dwelling with a 396 square-foot attached Accessory Dwelling Unit (ADU) on Parcel B; Six (6) parking spaces are provided onsite for the project located at 635-637 East San Juan Avenue.
2. REMAND the matter to the WLAAPC.

Applicant: Kevin Zhang Applicant: Kevin Zhang

Representative: Steve Kaplan, Steve Kaplan Land Use Law; The Code Solution

Case No. DIR-2016-3291-CDP-MEL-1A

Related Case No. AA-2016-3290-PMLA-SL

Environmental No. ENV-2016-3293-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

TIME LIMIT FILE - FEBRUARY 11, 2020

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 11, 2020)

(On January 21, 2020, Council adopted Motion [Bonin - Koretz], pursuant to Charter Section 245, asserting jurisdiction over the November 20, 2019 action of the West Los Angeles Area Planning Commission.)

Summary:

At a regular meeting held on February 4, 2020, the PLUM Committee considered an appeal filed by POWER, Robin Rudisill, Sue Kaplan, and Celia Williams for a Coastal Development Permit for the property located at 635-637 East San Juan Avenue. After an opportunity for public comment, the Committee recommended to veto the item and remand the matter back to the WLAAPC. 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, JR.:	YES
CEDILLO:	ABSENT
LEE:	ABSENT

LC 02/04/20

-NOT OFFICIAL UNTIL COUNCIL ACTS-