

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal filed regarding the Vesting Tentative Tract Map for property at 1363 North Douglas Street.

Recommendations for Council action:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 13-0324 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2012-927-MND].
2. ADOPT the FINDINGS of the Advisory Agency, including the Environmental Findings, as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Leslie Dione Emge from the entire decision of the Advisory Agency THEREBY APPROVING Vesting Tentative Tract No. 71930, located at 1363 North Douglas Street, for a maximum seven single-family lots (in accordance with the Small Lot Subdivision) as shown on the revised map stamp-dated May 17, 2012 in the Silver Lake-Echo Park-Elysian Valley Community Plan, subject to Conditions of Approval. (The East Los Angeles Area Planning Commission failed to act on the appeal of the Advisory Agency's approval of Vesting Tentative Tract No. 71930 by February 23, 2013 and lost jurisdiction on the matter.)

Applicant: David French, Echo Park Douglas, LLC

Representative: Tiffany Rothman, Rothman Engineering, Inc., Jennifer Chirco-Coker, MURP

Case No. VTT-71930-SL

4. RECOMMEND that the Bureau of Engineering to not impose street widening and dedication requirements, which would result in the removal of existing trees.

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

Community Impact Statement: None submitted.

**TIME LIMIT FILE - APRIL 14, 2013**

**(LAST DAY FOR COUNCIL ACTION - APRIL 12, 2013)**

Summary:

At the public hearing held on April 2, 2013, the Planning and Land Use Management Committee considered an appeal filed regarding the Vesting Tentative Tract Map for property at 1363 North Douglas Street. Staff from the

Department of City Planning gave the Committee background information on the matter. The Applicant's representative and the appellant also provided testimony. After an opportunity for public comment, the Committee recommended that Council deny the appeal filed by Leslie Dione Emge from the entire decision of the Advisory Agency, thereby approving Vesting Tentative Tract No. 71930, located at 1363 North Douglas Street, for a maximum seven single-family lots (in accordance with the Small Lot Subdivision) as shown on the revised map stamp-dated May 17, 2012 in the Silver Lake-Echo Park-Elysian Valley Community Plan, subject to Conditions of Approval. This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	ABSENT
ENGLANDER:	YES

SG  
CD 13  
4/3/13

#13/13-0324\_rpt\_plum\_4-2-13

**- Not Official Until Council Acts -**