

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal filed for property located at 1146-1152 North Beachwood Drive.

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 (MND) 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. 14-1746 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-2014-1464-MND] filed on July 11, 2014.
2. ADOPT the FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC), including the Environmental Findings, as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by John Coluccio on behalf of the Beachwood Gardens Neighborhood Association, from the entire determination of the CLAAPC in sustaining the decision of the Deputy Advisory Agency, and THEREBY APPROVE Vesting Tentative Tract No. 72899-SL for the development of 12 small lot single-family dwellings in the Hollywood Plan Area, subject to Conditions of Approval, for property located at 1146-1152 North Beachwood Drive.

Applicant: Raffi Shirinian, OPS Beachwood, LLC

Representative: Steve Nazemi, DHS and Associates, Inc.

Case No. VTT-72899-SL-2A

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

Community Impact Statement: Yes

Against

Hollywood Studio District Neighborhood Council

**TIME LIMIT FILE - FEBRUARY 6, 2015**

**(LAST DAY FOR COUNCIL ACTION - FEBRUARY 6, 2015)**

Summary:

At a regular meeting held on January 27, 2015, the Planning and Land Use Management Committee considered an appeal filed for property located at 1146-1152 North Beachwood Drive. Staff from the Department of City Planning gave the Committee background information on the matter. A representative for the applicant, the appellant as well as staff from the Council District 13 spoke. After an opportunity for public comment, the Committee recommended that Council deny the appeal

filed by John Coluccio on behalf of the Beachwood Gardens Neighborhood Association, from the entire determination of the CLAAPC in sustaining the decision of the Deputy Advisory Agency, and approve Vesting Tentative Tract No. 72899-SL for the development of 12 small lot single-family dwellings in the Hollywood Plan Area, subject to Conditions of Approval, for property located at 1146-1152 North Beachwood Drive. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

SG  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**