

TRANSMITTAL TO CITY COUNCIL

Case No. VTT-72898-SL-1A	Planning Staff Name(s) and Contact No. Sarah Molina Pearson (213) 473-9983	C.D. No. 13
Related Case No(s).	Last Day to Appeal February 23, 2015	

Location of Project (Include project titles, if any.) 850-856 N. Coronado Street & 847-853 N. Merwin Street

Applicant(s) and Representative(s) Name(s) and Contact Information, if available.	
Applicant: Raffi Shirinian UB 846-852 Coronado Street, LLC Tel No. 818-253-7409	Representative: Steve Nazemi DHS & Associates, Inc. Tel No. 714-665-6569

Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.	
Appellant: Coronado Street Citizen's Coalition 812 N. Coronado Street Los Angeles, CA 90026 Tel No. 626-376-8961 coronadostreet@gmail.com	Representative: Anne Hars annehars@me.com

Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

Project description: The merger and subdivision of 2 lots into 10 small lots, pursuant to Small Lot Subdivision Ordinance No. 176,354, and the development of 10 small lot single-family residences.

- At its meeting on **January 28, 2015**, the **East Los Angeles Area Planning Commission** took the following action:
1. **Granted** the appeal in part.
 2. **Sustained** the decision in part with modification of the Deputy Advisory agency approval of Vesting Tentative Tract No. 72898-SL for the approval of ten (10) small lot single-family dwellings.
 3. **Adopted** the Findings
 4. **Adopted** the modified Conditions of Approval.
 5. **Adopted** Mitigated Negative Declaration No. ENV-2014-1466-MND.
 6. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
 7. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Items Appealable to Council Vesting Tentative Tract (Small Lot)

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No.: 2014-1466-MND	Commission Vote: 4-0
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 Fely C. Pingol, Commission Executive Assistant East Los Angeles Area Planning Commission	FEB 26 2015 DATE:
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