

3/24/15

File No. 15-0242

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal filed for property located at 850-856 North Coronado Street and 847-853 North Merwin 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 (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. 15-0242 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-2014-1466-MND] filed on July 3, 2014.
2. ADOPT the FINDINGS of the East Los Angeles Area Planning Commission (ELAAPC), including the Environmental Findings, as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by the Coronado Street Citizen's Coalition (Representative: Anne Hars), and THEREBY SUSTAIN the decision of the Deputy Advisory agency, in part with modification, and APPROVE Vesting Tentative Tract No. 72898-SL, for the proposed construction of 10 small lot single-family dwellings, for property located at 850-856 North Coronado Street and 847-853 North Merwin Street, subject to modified Conditions of Approval.
4. ADVISE 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.
5. ADVISE 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 filing.

Applicant: Raffi Shirinian, UB 846-852 Coronado Street LLC
Representative: Steve Nazemi, DHS and Associates, Inc.

Case No. VTT-72898-SL-1A

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - MARCH 25, 2015

(LAST DAY FOR COUNCIL ACTION - MARCH 25, 2015)

Summary

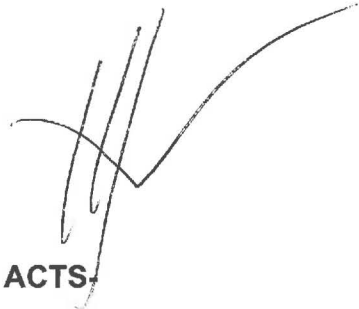
At a regular meeting held on March 17, 2015, the Planning and Land Use Management Committee considered an appeal filed for property located at 850-856 North Coronado Street and 847-853 North Merwin Street. Staff from the Department of City Planning gave the Committee background information on the matter. A representative for the applicant, the appellants and their representative, 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 the Coronado Street Citizen's Coalition, sustain the decision of the Deputy Advisory agency, in part with modification, and approve Vesting Tentative Tract No. 72898-SL, for the proposed construction of 10 small lot single-family dwellings, for property located at 850-856 North Coronado Street and 847-853 North Merwin Street, subject to modified Conditions of Approval. 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:	YES
ENGLANDER:	ABSENT

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-