

5/27/15

File No. 15-0288

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal for property located at 5128 North Hazeltine Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

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. 15-0288 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-2013-2187-MND] filed on November 21, 2013.
2. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC), including the Environmental Findings, as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Theodore and Sam Leemon, from part of the determination of the SVAPC, and THEREBY SUSTAIN the Zoning Administrator's decision and APPROVE a zone variance granting two parking spaces within the front yard setback and more than 50 percent of the required front yard to be used for driveway and access not otherwise allowed per Los Angeles Municipal Code (LAMC) Section 12.21-C,1(g) (pursuant to Charter Section 562 and LAMC Section 12.27-B), subject to modified Conditions of Approval, for a proposed project involving the conversion of a 1,666 square foot single family dwelling into a child care facility serving up to 24 children, on a 9,011 square foot lot in the R1-1 zone, located at 5128 North Hazeltine Avenue.

Applicant: Doha Zohdi, EMM Hazeltine, LLC

Representative: Robert L. Glushon, Luna and Glushon

Case No. ZA-2013-2186-CU-ZV-2A

Fiscal Impact Statement: The SVAPC reports that there is no General Fund impact as administrative costs are recovered through fees. Community Impact Statement: None submitted.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JUNE 2, 2015

(LAST DAY FOR COUNCIL ACTION - JUNE 2, 2015)

Summary

At the public hearing held on May 19, 2015 (continued from May 12, 2015), the Planning and Land Use Management Committee considered an appeal for property at 5128 North Hazeltine Avenue. Staff from the Department of City Planning gave the Committee background information on the matter. The appellant and applicant's representative, and members of the public also spoke. After an opportunity for public comment, the Committee recommended that Council deny the appeal,

sustain the Zoning Administrator's decision, and approve the zone variance for property located at 5128 North Hazeltine 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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A handwritten signature in blue ink, appearing to read 'A. Engle', is written over the table of votes.

-NOT OFFICIAL UNTIL COUNCIL ACTS-