

**TRANSMITTAL TO CITY COUNCIL
Charter Section 245**

Case No. AA-2013-1086-PMLA-SL	Planning Staff Name(s) and Contact No. Joey Vasquez: 213-978-1487 Jose Romero-Navarro: 213-978-1348	C.D. No. 11-Bonin
Related Case No(s). ZA-2013-1085-CDP-MEL-ZAA	Last Day to Appeal	

Location of Project (Include project titles, if any.)
758 Sunset Avenue

Name(s), Applicant / Representative, Address, and Phone Number (email if available)

Applicant: Rupesh Lunia/ Richa Ruchita (A) 758 Sunset Avenue Venice, CA 90292 310-621-1563	Representative(s): Andy Liu/Sean Nguyen 7251 N. Owensmouth #2 Canoga Park, CA 91303 213-880-6289 sean@ezpermitsllc.com
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Name(s), Appellant / Representative, Address, and Phone Number (email if available)

Appellant(s):
Serafin Guzman
762 Sunset Avenue
Venice, CA 90291

Ivonne Guzman
766 Sunset Avenue
Venice, CA 90291
323-867-2705
ivonneguzman45@gmail.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.)

Mitigated Negative Declaration and related California Environmental Quality Act (CEQA) and determination from the West Los Angeles Area Planning Commission (WLAAPC) in granting the appeal in part filed by Serafin Guzman (Ivonne Guzman, Representative) from the entire decision of the Deputy Advisory Agency in approving a Preliminary Parcel Map for a small lot subdivision for a maximum of two (2) lots; a Zoning Administrator's Adjustment, for a reduce lot area of 4,670 square feet in lieu of the required 5,000 square feet in the RD1.5 Zone; a Coastal Development Permit, for a demolition of a single-family dwelling and detached garage, and construction, use and maintenance of two single-family dwellings on two separate lots and to adopt ENV-2013-1084-MND as the environmental clearance for this action. (On March 31, 2015, pursuant to Charter Section 245, the Council District introduced a motion asserting jurisdiction over the February 4, 2015, [Letter of Determination dated March 24, 2015] action of the WLAAPC) Council File 15-0362 (amended) is attached.

Fiscal Impact Statement <small>"If determination states administrative costs are recovered through fees, indicate "Yes"</small> None	ENV. No. ENV-2013-1084-MND-REC2	Commission Vote: 4 - 0
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 Iris F. Awakuni, City Planner	Date 4-1-2015
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