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4/15/15

File No. 15-0362

MITIGATED NEGATIVE DECLARATION and COMMUNICATION FROM CHAIR, PLANNING LAND USE MANAGEMENT COMMITTEE relative to appeals filed for property located at 758 East Sunset Avenue.

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; hat 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. 15-0362 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2013-1084-MND-REC2] filed on August 2, 2013.
2. ADOPT the FINDINGS of the Planning and Land Use Managment (PLUM) Committee, dated April 14, 2015 and attached to Council file, as the Findings of the Council.
3. RESOLVE TO GRANT IN PART / DENY IN PART THE APPEALS filed by Serafin Guzman (Representative: Ivonne Guzman) from the determination of the West Los Angeles Area Planning Commission, and THEREBY APPROVE Parcel Map AA-2013-1806-PMLA-SL, for the proposed construction of two single-family dwellings on two separate lots, for property located at 758 East Sunset Avenue, subject to modified Conditions of Approval approved by PLUM Committee on April 14, 2015, attached to Council file.

(On April 1, 2015, Council adopted Motion [Bonin -Fuentes] pursuant to Charter Section 245, asserting jurisdiction over the February 4, 2015 action [Letter of Determination dated March 25, 2015] of the WLAAPC.)

Applicant: Rupesh Lunia / Richa Ruchita
Representative: Andy Liu / Sean Nguyen

Case No. AA-2013-1086-PMLA-SL

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis on this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - APRIL 21, 2015

(LAST DAY FOR COUNCIL ACTION - APRIL 21, 2015)

Summary

At the public hearing held on April 14, 2015, the Planning and Land Use Management Committee considered a Mitigated Negative Declaration and appeals filed for property located at 758 East Sunset Avenue. Staff from the Department of City Planning gave the Committee background information on the matter. The representatives of the appellant and tha applicant spoke as well as

staff from Council District 11. Council District 11 requested revisions to the Findings and to the Conditions of Approval.

After an opportunity for public comment, the Committee recommended that Council approve the requested revisions to the Findings and to the Conditions of Approval, grant in part and deny in part the appeals, and approve Parcel Map AA-2013-1086-PMLA-SL, for the proposed construction of two single-family dwellings on two separate lots, for property located at 758 East Sunset Avenue. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

COUNCILMEMBER JOSE HUIZAR, CHAIR
PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-