

MITIGATED NEGATIVE DECLARATION (MND), PLANNING AND LAND USE MANAGEMENT COMMITTEE (PLUM) REPORT, and APPEAL relative to a Vesting Tentative Tract appeal for property located at 1936 Preston 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; that the 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. 15-1373 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 MND [ENV-2014-3809-MND] filed on February 13, 2015.
2. ADOPT the FINDINGS of the East Los Angeles Area Planning Commission (ELAAPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Jennifer Deines, Carol Cetrone and David Ortiz on behalf of the East Sunset Hillside Association and the Preston Avenue Neighbors from the entire determination of the ELAAPC and THEREBY SUSTAIN the action of the Deputy Advisory Agency in approving the Vesting Tentative Tract No. 73148-SL, for a small lot subdivision to create a maximum of five single family residential lots for the property located at 1936 Preston Avenue, subject to Conditions of Approval as modified by the PLUM Committee.

Applicant: Jeff Farrington

Case No. VTT-73148-SL-2A

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 - DECEMBER 16, 2015**

**(LAST DAY FOR COUNCIL ACTION - DECEMBER 16, 2015)**

Summary:

At a regular meeting held on December 8, 2015, the PLUM Committee considered an appeal filed for property located at 1936 Preston Avenue for Vesting Tentative Tract No. 73148. The Department of City Planning gave the Committee background information on the matter. Comments were provided by the applicant and by the representative for the appellant. After an opportunity for public comment, the Committee recommended that Council deny the appeal, and thereby approve the Vesting Tentative Tract. 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
HARRIS-DAWSON	YES
CEDILLO	ABSENT
ENGLANDER	ABSENT
FUENTES	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**