

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal for the property located at 1119 Sanborn Avenue.

Recommendations for Council:

1. ADOPT Categorical Exemption No. ENV-2015-3154-CE (Article III, Section 1, Class 15) Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have a slope greater than 20 percent.
2. ADOPT the FINDINGS of the East Los Angeles Area Planning Commission (ELAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Madeleine Huttenback, on behalf of the Sanborn Avenue Neighbors Association AND THEREBY APPROVE the Categorical Exemption from CEQA pursuant to CEQA Guidelines, Article III, Section 1, Class 15 for the for the demolition of existing structures, the subdivision of one lot into four lots and the construction, use and maintenance of four new small lot homes on a 7,365 net square-foot site; each unit will have two garage parking spaces and will be constructed to a maximum height of 37 feet for the property within the Silver Lake-Echo Park-Elysian Valley Community Plan area located at 1119 Sanborn Avenue, subject to Conditions of Approval.

Applicant: Alan Quach, Urban Asset Group

Representative: Yomar De La Vega, OXA Architects

Case No. AA-2015-3153-PMLA-SL-1A

Environmental No. ENV-2015-3154-CE

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.

Summary

At a regular meeting held on October 15, 2020, the PLUM Committee considered an appeal filed for the property located at 1119 Sanborn Avenue. Staff from the Department of City Planning provided an overview of the matter. A Representative from Council District 13 provided comments as well. After an opportunity for public comment, presentations from the applicant and appellant, the Committee recommended to deny the appeal thereby sustain the determination by the ELAAPC. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	YES
CEDILLO:	ABSENT
LEE:	YES

LC 10/15/20

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