

MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Vesting Tentative Tract Map appeals for the properties located at 8350-8430 North Reseda Boulevard and 8421-8429 North Canby Avenue. Recommendations for Council action:

1. FIND, pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-3384-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND that the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEALS filed by William T. Lowe and Louis Perez, and THEREBY SUSTAIN the decision of the LACPC in sustaining the Deputy Advisory Agency's decision in approving Vesting Tentative Tract No. VTT-73641-SL, for a maximum of 62 lots consisting of a 61 small lot subdivision pursuant to Ordinance No. 176354, for the construction of 61 small lot homes with a total of 122 parking spaces and one lot with a maximum 79 residential dwelling units and 10,300 square feet of commercial area with a total of 175 automobile parking spaces, for the properties located at 8350-8430 North Reseda Boulevard and 8421-8429 North Canby Avenue, subject to Conditions of Approval.

Applicant: Marc Annotti, Harridge Development Group, LLC

Representative: Kyndra Casper, Jerry Neuman, Liner LLP

Case No. VTT-73641-SL-2A

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - MARCH 22, 2017

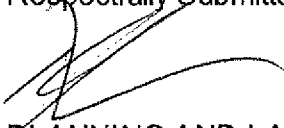
(LAST DAY FOR COUNCIL ACTION - MARCH 22, 2017)

Summary:

At a regular meeting held on March 7, 2017, the PLUM Committee considered Vesting Tentative

Tract appeals for the properties at 8350-8430 North Reseda Boulevard and 8421-8429 North Canby Avenue. The appellant and the applicant did not provide any comments to the Committee. After an opportunity for public comment, the Committee recommended on consent, to deny the appeal and sustain the decision of the LACPC. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	ABSENT
ENGLANDER	YES
PRICE	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-