

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to haul route appeals for the property located at 3690 North Goodland Avenue.

Recommendations for Council action:

1. FIND that the project is Categorically Exempt under the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (Class 3) and 15332 (Class 32) of the State CEQA Guidelines (Case No. ENV-2020-904-CE), per the Notice of Exemption prepared by the Department of City Planning.
2. ADOPT the FINDINGS of the Board of Building and Safety Commissioners (BBSC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by Jon Brouse, Kimberly Turner, Sal Alessandro, and Michelle and Eric Allen, from the determination of the BBSC; and, THEREBY SUSTAIN the decision of the BBSC in approving an application to export 1,662 cubic yards of earth from the property located at 3690 North Goodland Avenue, subject to Conditions of Approval as modified by the PLUM Committee on August 3, 2021, to include the following Conditions:
 - a. The 12 days of hauling for 3690 Goodland Avenue shall be concurrent with the previously approved hauling days for 3696 Goodland Avenue.
 - b. No parking shall be allowed on one side of the street during the hauling days, to be determined by the Los Angeles Department of Transportation as to what side has the least amount of parking spaces to be removed.
 - c. All staging shall occur on the property.
 - d. No parking by construction crews on the hillside, construction crews to park on the property, or to be shuttled from an off-site location from north of Ventura Boulevard to the construction site for the entirety of the construction timeline.
 - e. Six flag attendants shall be on Goodland Avenue, between Ventura Boulevard and Goodland Drive on Goodland Avenue, during hauling and on days with large truck deliveries.
 - f. Notice to all residences shall be mailed or hand-delivered with details on hauling days, hours, and contact information, seven days prior to hauling or any major truck deliveries, to all residences on Goodland Avenue and Goodland Drive, from Ventura Boulevard to both dead-ends of Goodland Avenue and Goodland Drive.
 - g. No demolition or grading shall occur until all permits and reports are issued for the site.

- h. The street conditions of Goodland Avenue shall be analyzed prior to the start of construction, from Ventura Boulevard to the intersection of Goodland Avenue and Goodland Drive; and, prior to the issuance of a Certificate of Occupancy, the street conditions shall be analyzed and any street damages shall be improved to conditions at or better than current condition. If no report is done prior to the start of construction, then the entire road shall be improved prior to the issuance of a Certificate of Occupancy.
- i. The developer shall meet with the community and neighbors to work on the issues, and provide and post a 24-hour hotline number available to address any issues.

Applicant: Hayman Development LLC

Owner: David Levy

Board File No. 200088

Environmental Nos. ENV-2020-904-CE; ENV-2020-907-CE

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

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on August 3, 2021, the PLUM Committee considered a report from the BBSC and haul route appeals for the property located at 3690 North Goodland Avenue. Los Angeles Department of Building and Safety staff provided an overview of the matter. A Representative of Council District (CD) 2 requested consideration of additional Conditions of Approval. After an opportunity for public comment, and presentations from the Appellants and Applicant's Representative, the Committee recommended to deny the appeals and sustain the determination of the BBSC relative to the haul route application; and, approved the Conditions of Approval requested by the CD 2 Representative, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

A handwritten signature in black ink, consisting of a stylized, cursive 'M' followed by a long horizontal flourish.

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-