

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal filed for property located at 11764 West Idaho 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 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. 13-1070 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 Mitigated Negative Declaration [ENV-2012-1483-MND-REC1] filed on January 10, 2013.
2. ADOPT the FINDINGS of the Planning and Land Use Management Committee as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Reza Sarafzadeh (Representative: Sheri Bonstelle/Neill Brower, Jeffer Mangels Butler and Mitchell, LLP), from the entire determination of the West Los Angeles Area Planning Commission (WLAAPC), and THEREBY:
 - a. SUSTAIN the decision of the Deputy Advisory Agency and APPROVE Tentative Tract No. TT-71891-CN-1A, for a one lot subdivision for a maximum eight-unit residential condominium in the West Los Angeles Community Plan, for property located at 11764 West Idaho Avenue, subject to modified Conditions of Approval.
 - b. OVERTURN the Zoning Administrator's decision and DENY the reduction in open space for DIR-2012-3192-DD-1A, for a maximum eight-unit residential condominium in the West Los Angeles Community Plan, for property located at 11764 West Idaho Avenue.

Applicant: Reza Sarafzadeh
Representative: Ronald Cargill

Case No. TT-71891-CN-1A, DIR-2012-3192-DD-1A

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - SEPTEMBER 30, 2013

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 27, 2013)

Summary

At a regular meeting held on September 17, 2013 (continued from September 10, 2013), the Planning and Land Use Management (PLUM) Committee considered an appeal filed for property located at 11764 West Idaho Avenue. Staff from the Department of City Planning gave the Committee background information on the matter. A Representative for the applicant/appellant as well as staff from the Council District 11 spoke. Council District 11 requested the PLUM Committee to approve revisions to the Findings.

After an opportunity for public comment, the Committee recommended that Council approve the revised Findings and deny the appeal filed by Reza Sarafzadeh from the entire determination of the WLAAPC, and thereby: 1) sustain the decision of the Deputy Advisory Agency and APPROVE Tentative Tract No. TT-71891-CN-1A, for a one lot subdivision for a maximum eight-unit residential condominium in the West Los Angeles Community Plan, for property located at 11764 West Idaho Avenue, subject to modified Conditions of Approval and 2) overturn the Zoning Administrator and deny the reduction in open space for DIR-2012-3192-DD-1A. 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
CEDILLO:	YES
ENGLANDER:	ABSENT

-NOT OFFICIAL UNTIL COUNCIL ACTS-