

2/18/15

File No. 15-0102

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal filed for property located at 5131 North Cartwright 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 (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. 15-0102 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-2014-880-MND] filed on June 27, 2014.
2. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC), including the Environmental Findings, as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by the Cartwright Avenue Neighbors Coalition; Marissa Benedict; Mike Benedict; Ellen Sanford; Mary Garcia; Bob Peppermuller; Jose Alcedo; Gina Alcedo; Roy Wiegand Jr.; Bridgit Wiegand; Jennifer Jackson; Craig Stull; Adriana Madrigal; Gonzalo Guzman; Ted Williams; David Woodside; Bill Newell; Michell Dollente; Victoria Pacifico; David Sherry; Juli England; Evelyn Mansfield; Morris Istain; Geoffrey Berens; Edy Berens; Jeff Lass; Heidi McAlear; John Moskal; Katelyn Benedict; Michael Hogan; Andrew Benedict; Cori Benedict; Peter Grego; Jason Dean; Hidie Dean; Lee Jamieson; Matthew Fine; Diane Taylor; Robert Taylor; Marta Rickard; David Woosiel; Judy Brown; Jerry Scheiss; Deanna Scheiss; Britt Peters; Carl Bell; Emma Feitshans; Dan Spector; Sean McHugh; Lesa Blanchette; Klaus Hasmann; Emily Brown; Amy Deegan; and David Woodside, (Representative: Robert L. Glushon, Luna and Glushon), from part of the determination of the SVAPC, and THEREBY SUSTAIN the decision of the Advisory Agency and APPROVE, pursuant to Los Angeles Municipal Code Section 17.03, Vesting Tentative Tract No. 72782-SL, subject to modified Conditions of Approval, for the proposed construction of eight, three-story, 35.5 foot tall new single-family dwellings with 16 parking spaces, for property located at 5131 North Cartwright Avenue.

Applicant: PHL NoHo Cartwright, LLC
Representative: DHS and Associates, Inc.

Case No. VTT-72782-SL-1A

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - FEBRUARY 21, 2015

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 20, 2015)

Summary

At a regular meeting held on February 10, 2015, the Planning and Land Use Management Committee considered an appeal filed for property located at 5131 North Cartwright Avenue. Staff from the Department of City Planning gave the Committee background information on the matter. A representative for the applicant, the appellants and their representative, as well as staff from the Council District Two spoke. After an opportunity for public comment, the Committee recommended that Council deny the appeal filed by the Cartwright Avenue Neighbors Coalition, from part of the determination of the SVAPC, and thereby sustain the decision of the Advisory Agency and approve, pursuant to Los Angeles Municipal Code Section 17.03, Vesting Tentative Tract No. 72782-SL, subject to modified Conditions of Approval, for the proposed construction of eight, three-story, 35.5 foot tall new single-family dwellings with 16 parking spaces, for property located at 5131 North Cartwright Avenue. 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:	ABSENT
CEDILLO:	YES
ENGLANDER:	YES

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-