



## PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
VTT-72500-SL-2A	ENV-2013-2877-MND-REC1	13
<b>PROJECT ADDRESS:</b>		
852-857 N. HYPERION AVENUE		
<b>APPLICANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Representative: Alan Dana, Modative Inc. 3221 Hutchinson Avenue, Suite G Los Angeles, CA 90034	888-368-2721 ext 705	adana@modatif.com
<input type="checkbox"/> New/Changed		
<b>APPELLANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Hyperion Avenue Neighborhood Assoc. DAVID MODERN 863 Hyperion Avenue Los Angeles, CA 90029	323-663-6062	modhof@roadrunner.com
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
JOEY VASQUEZ	978-1487	joey.vasquez@lacity.org
<b>APPROVED PROJECT DESCRIPTION:</b>		
An Appeal from the entire decision of the East Los Angeles Area Planning Commission (APC) in denying the appeal filed by David Modern, on behalf of the Hyperion Avenue Neighborhood Association and approving VTT-72500-SL for the construction of eight (8) single-family dwelling units for the property located at 853-857 North Hyperion Avenue		

**COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)**

1. Denied the appeal.
2. Sustained the action of the Deputy Advisory Agency in approving Vesting Tentative Tract No. 72500-SL.
3. Adopted the Findings of the Deputy Advisory Agency.
4. Adopted the Conditions of Approval.
5. Adopted Mitigated Negative Declaration No. ENV-2013-2877-MND-REC1.

**ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:**

Vesting Tentative Tract

**FINAL ENTITLEMENTS NOT ADVANCING:****ITEMS APPEALED:**

Tract Map

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input checked="" type="checkbox"/> Other <u>Reconsideration Letter</u>	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Other <u>Master Appeal Form</u>	<input type="checkbox"/>		

**NOTES / INSTRUCTION(S):**

Not applicable

**FISCAL IMPACT STATEMENT:**☐ Yes☒ No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- ☐ City Planning Commission (CPC)  
☐ Cultural Heritage Commission (CHC)  
☐ Central Area Planning Commission  
☒ East LA Area Planning Commission  
☐ Harbor Area Planning Commission

- ☐ North Valley Area Planning Commission  
☐ South LA Area Planning Commission  
☐ South Valley Area Planning Commission  
☐ West LA Area Planning Commission

**PLANNING COMMISSION HEARING DATE:**

March 25, 2015

**COMMISSION VOTE:**

4-0

**LAST DAY TO APPEAL:**

May 7, 2015

**APPEALED:**

May 7, 2015

**TRANSMITTED BY:**  
Iris F. Awakuni, City Planner**TRANSMITTAL DATE:**

5-20-2015