

**MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE COMMITTEE REPORT  
relative to a Vesting Tentative Tract appeal for property at 853-857 North Hyperion 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. 15-0595 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-2013-2877-MND-REC1] filed on May 30, 2014.
2. ADOPT the FINDINGS approved by the Planning and Land Use Management Committee on September 1, 2015, including environmental findings, attached to Council File No. 15-0595, as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by David Modern on behalf of the Hyperion Avenue Neighborhood Association from the entire decision of the East Los Angeles Area Planning Commission in sustaining the decision of the Deputy Advisory Agency and THEREBY APPROVE Vesting Tentative Tract No. 72500-SL-1A for the construction of eight single-family dwelling units for property located at 853-857 North Hyperion Avenue, subject to Conditions of Approval.

Applicant: Jason Amoroso

Case No.: VTT-72500-SL-1A

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

Community Impact Statement: None submitted.

**TIME LIMIT FILE - SEPTEMBER 18, 2015**

**(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 18, 2015)**

Summary:

At a regular meeting held on September 1, 2015, the Planning and Land Use Management Committee considered an appeal filed for property at 853-857 North Hyperion Avenue. Staff from the Department of City Planning gave the Committee background information on the matter, and submitted revised Findings to the Committee for consideration. Representative for the applicant and the appellant spoke. After an opportunity for public comment, the Committee recommended that Council approve the revised Findings, deny the appeal and sustain the decision of the Deputy Advisory Agency, and thereby approve the Vesting Tentative Tract. This matter is now submitted to Council for its consideration.

Respectfully Submitted,



THE PLANNING AND LAND USE MANAGMENT COMMITTEE

<u>MEMBERS</u>	<u>VOTES</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	ABSENT
ENGLANDER	ABSENT
FUENTES	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**