

ENVIRONMENTAL IMPACT REPORT (EIR), STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to Vesting Tentative Tract Appeals for the property located at 9503 North Andora Place.

Recommendations for Council action:

1. FIND that the information contained in the EIR prepared for this project, which includes the Draft EIR, No. ENV-2014-3995-EIR (SCH No. 2015021057), dated February 2016, and the Final EIR, dated September 2016, (Andora Subdivision Project EIR), as well as the whole of the administrative record; and, CERTIFY that the Andora Subdivision Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA), was presented to the Advisory Agency as a decision-making body of the lead agency, and reflects the independent judgment and analysis of the lead agency.
2. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the City Planning Department and ADOPT the Statement of Overriding Considerations.
3. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring Program as the Findings of Council and ADOPT the Mitigation Monitoring Program.
4. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), including the Environmental Findings, as the Findings of the Council.
5. RESOLVE TO GRANT IN PART/DENY IN PART THE APPEALS filed by the following: Teena A. Takata and Chatsworth Nature Preserve Coalition; Friends of Chatsworth Wildlife (Representative: Dean Wallraff, Advocates for the Environment); Julie Clark De Blasio, California Native Plant Society-Santa Monica Mountains Chapter; Karen McElhaney; and David Ramey, and THEREBY SUSTAIN the decision of the LACPC in sustaining in part the action of the Advisory Agency in approving Vesting Tentative Tract VTT-73427-1A, and approving the EIR and other related CEQA findings, for the merger and re-subdivision of six parcels into a maximum of 34 lots (33 residential lots and one open space lot) and a Haul Route for the import of 4,780 cubic yards of earth material for the development of 33 single-family dwellings on an approximately 91-acre site, for the property located at 9503 North Andora Place, subject to Conditions of Approval as modified by the PLUM Committee and attached to Council file No. 17-0470-S1.

Applicant: Daniel Bernstein, Andora Properties I, LLC

Representative: Brad Rosenheim, Rosenheim and Associated, Inc.

Case No. VTT-73427-2A

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as

administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JUNE 23, 2017

(LAST DAY FOR COUNCIL ACTION - JUNE 23, 2017)

Summary:

At a regular meeting held on June 20, 2017, the PLUM Committee considered Vesting Tentative Tract appeal for the property at 9503 North Andora Place. Staff from the Department of City Planning provided the Committee with background information and presented some changes to the Conditions of Approval. The appellants, applicant representative and applicant also commented on the project and provided the Committee additional information. Councilmember Englander provided additional comments on the project. After an opportunity for public comment, the Committee recommended to grant in part/deny in part the appeal and sustain the decision of the LACPC with the modified Conditions of Approval. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	YES
PRICE	YES

SD
17-0470-S1_RPT_PLUM_6-20-17

-NOT OFFICIAL UNTIL COUNCIL ACTS-