

ITEM NO. 17

File No. 24-1325

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to haul route appeals for the property located at 3701 North Glenridge Drive.

Recommendations for Council action:

1. ADOPT the FINDINGS of the Board of Building and Safety Commissioners (BBSC) as the Findings of the Council.
2. RESOLVE TO DENY THE APPEALS on the haul route application to export 3,990.63 cubic yards of earth, filed by: 1) Jim Moushoul, 2) Robert Patten, 3) Karen Burkland, 4) Eric Mokover, 5) Lisa Bruhwiler, 6) Christine Breault, 7) Max and Shayna Lesser, 8) Fiona Reinhardt, 9) Rachel Good, 10) Mandy Olsen, 11) Chris Dueringer, 12) Landon and Vanessa Beard, and 13) Emil Ghookassian, subject to Conditions of Approval.
3. RESOLVE TO GRANT THE APPEALS on the environmental clearance filed by: 1) Jim Moushoul, 2) Robert Patten, 3) Karen Burkland, 4) Eric Mokover, 5) Lisa Bruhwiler, 6) Christine Breault, 7) Max and Shayna Lesser, 8) Fiona Reinhardt, 9) Rachel Good, 10) Mandy Olsen, 11) Chris Dueringer, 12) Landon and Vanessa Beard, and 13) Emil Ghookassian, based on the evidence presented in the appeals, including at the hearing, and REMAND the environmental clearance to the BBSC to prepare new environmental analysis and/or findings consistent with the appeals; for the construction of a two-story, single-family dwelling with a detached two-car carport, a basement, a subterranean garage, a driveway bridge, a pool/spa, and hardscape; for the property located at 3701 North Glenridge Drive.

Applicant: Arthur Boghossian

Owner: Glenridge Estate LLC

Board File No. 240002

Environmental No. ENV-2017-1106-CE

Fiscal Impact Statement: None submitted by the BBSC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

TIME LIMIT FILE – NOVEMBER 21, 2024

(LAST DAY FOR COUNCIL ACTION – NOVEMBER 20, 2024)

Summary:

At a regular meeting held on November 19, 2024, the PLUM Committee considered a report from the BBSC and haul route appeals for the property located at 3701 North Glenridge Drive. BBSC staff provided an overview of the matter. After an opportunity for public comment, and presentations from the Appellants and Applicant Representative, the Committee recommended to deny the appeals on the haul route application and grant the appeals on the environmental clearance and remand the environmental clearance to the BBSC to prepare new environmental analysis and/or findings consistent with the appeals. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
LEE:	YES
HUTT:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
DE LEON:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-