

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCES FIRST CONSIDERATION relative to a Zone Change at 18726-18730 West Vanowen Street and Building Line Removal for the building line on Vanowen Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

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. 16-1059 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-2016-0144-MND] filed on March 21, 2016.
2. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated July 14, 2016, approved by the SVAPC, effecting a Zone Change from (T)R1-1-RIO to (T)(Q)RD5-1-RIO for the construction of nine individual lots in a small lot subdivision on a project site of approximately 48,000 square feet including nine single family dwellings 28 feet in height, 47 parking spaces, and a 2,900 square foot recreational area, for the property located at 18726-18730 West Vanowen Street, subject to the Conditions of Approval.
4. PRESENT and ADOPT the accompanying ORDINANCE dated July 14, 2016, approved by the SVAPC, effecting a Building Line Removal for the building line created by Ordinance No. 96195 for the property located at 18726-18730 West Vanowen Street.
5. ADVISE the applicant of the "Q" Qualified classification time limit pursuant to Section 12.32-G.2(f) of the Los Angeles Municipal Code:

*" . . . whenever property remains in a "Q" Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings."*

6. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are

implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

7. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Welby Village LLC

Representative: Chuck Francouer, Montage Development, Inc.

Case No. APCSV-2016-145-ZC-BL-ZV

CEQA: ENV-2016-0144-MND

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.

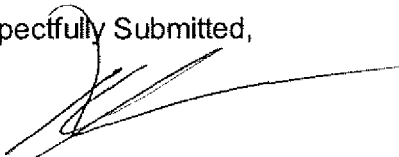
**TIME LIMIT FILE - DECEMBER 20, 2016**

**(LAST DAY FOR COUNCIL ACTION - DECEMBER 14, 2016)**

Summary:

At a regular meeting held on November 8, 2016, the PLUM Committee considered a Zone Change at 18726-18730 West Vanowen Street and Building Line Removal for the building line on Vanowen Street created by Ordinance No. 96195. After an opportunity for public comment, the Committee recommended on consent that the Council approve the Zone Change and the Building Line Removal request. 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	ABSENT
ENGLANDER	ABSENT
PRICE	YES

ZHC  
16-1059\_rpt\_plum\_11-8-16

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**