

CATEGORICAL EXEMPTION (CE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for the property located at 7123 West Macapa Drive.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from the California Environment Quality Act (CEQA) pursuant to CEQA Guidelines, Section One, Class Three and Category One, and there is no substantial evidence demonstrating that an exception to a CE pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Macapa Drive Homeowners Association (Representative: Rob Glushon, Luna and Glushon LLP), and THEREBY SUSTAIN the determination of the SVAPC in adopting CE No. ENV-2015-2642-CE as the environmental clearance for DIR-2015-2641-DRB-SPP-MSP-1A, for the major remodel of an existing 3,284 square-foot single-family dwelling with an attached 440 square-foot two-car garage, consisting of the demolition of 790 square feet of the existing dwelling and the construction of a 1,730 square-foot addition, resulting in a total structure of 4,750 square feet with a maximum height of approximately 22 feet six inches, including a pool and approximately 1,255 square feet of hardscape, on an approximately 19,591 square-foot lot, not including the removal of any protected trees, nor any proposed grading, for the property located at 7123 West Macapa Drive, subject to Conditions of Approval.

Applicant: R.C. Thornton

Representative: David A. Lopez, Lopez Architecture

Case No. DIR-2015-2641-DRB-SPP-MSP-1A

CEQA No. ENV-2015-2642-CE-1A

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.

Summary:

At a regular meeting held on August 29, 2017, the PLUM Committee considered an appeal for the property located at 7123 West Macapa Drive. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the

determination of the SVAPC. 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
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-