

CATEGORICAL EXEMPTION (CE), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCES FIRST CONSIDERATION relative to a Zone Change and Building Line Removal for the property located at 9814 North White Oak Avenue.

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

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 15332 and State CEQA Guidelines Class 32, 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 North Valley Area Planning Commission (NVAPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated August 17, 2017, effectuating a Zone Change from RA-1 to (T)(Q)RD3-1 for the demolition of a single-family home and the subsequent construction, use and maintenance of seven single-family dwellings in a Small Lot Subdivision configuration, which are proposed to be developed at two stories each, with one unit fronting White Oak Avenue and six dwelling units fronting an internal common driveway, with a total of 14 required parking spaces provided (each single-family dwelling includes an enclosed two-car garage) and two additional guest parking spaces proposed on site, for the property located at 9814 North White Oak Avenue, subject to Conditions of Approval.
4. PRESENT and ADOPT the accompanying ORDINANCE dated August 17, 2017, for a Building Line Removal for the 75-foot building line on White Oak Avenue created by Ordinance No. 102141.
5. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q 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 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: Dung Vuong, 9814 White Oak LLC

Representative: Jody Wood, JW Expedite

Case No. APCNV-2016-1202-ZC-BL

CEQA No. ENV-2016-1203-CE

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - NOVEMBER 27, 2017

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 22, 2017)

Summary:

At a regular meeting held on October 3, 2017, the PLUM Committee considered draft Ordinances for a Zone Change and a Building Line Removal for the property located at 9814 North White Oak Avenue. After an opportunity for public comment, the Committee recommended to approve on consent the Ordinances for the project. 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

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-