

CATEGORICAL EXEMPTION (CE), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCES FIRST CONSIDERATION relative to a Zone Change for the property located at 8730 North Etiwanda 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 September 7, 2017, effectuating a Zone Change from R1-1 to (T)(Q)R3-1 for the demolition of an existing single-family dwelling and the construction of a three-story eight-unit apartment building, and a semi-subterranean parking garage with 15 parking spaces on an approximate 7,882 square-foot lot, for the property located at 8730 North Etiwanda Avenue, subject to Conditions of Approval.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated September 7, 2017, for a Building Line Removal to remove a 15-foot building line on the east side of Etiwanda Avenue established under Ordinance No. 129661.
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: George Kwiter, G and Y General Contractor, Inc.

Representative: Robert B. Lamishaw, JPL Zoning Services

Case No. APCNV-2016-565-ZC-BL

CEQA No. ENV-2016-564-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 - DECEMBER 27, 2017

(LAST DAY FOR COUNCIL ACTION - DECEMBER 13, 2017)

Summary:

At a regular meeting held on November 7, 2017, the PLUM Committee considered a draft Ordinances for a Zone Change for the property located at 8730 North Etiwanda Avenue. After an opportunity for public comment, the Committee recommended to approve on consent the Zone Change Ordinance 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	ABSENT
HARRIS-DAWSON	ABSENT
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-