

MITIGATED NEGATIVE DECLARATION (MND), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 7707 North Ethel Avenue.

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

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in MND No. ENV-2015-3478-MND, adopted on August 25, 2016 (under related Case No. AA-2015-3479-PMLA), and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, as supported by the Addendum dated October 17, 2017, no major revisions are required to the MND, and no subsequent environmental impact report nor negative declaration is required for approval of the project.
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 November 16, 2017, effectuating a Zone Change from RA-1 to (T)(Q)RS-1, subject to (T) and (Q) Conditions, for the creation of three single-family lots on an existing 19,596 square foot lot, with two new single-family homes measuring a maximum of 27 feet six inches high and 7,500 square feet in floor area, both two stories, proposed on newly created Lots A and B, respectively, with the existing 1,620 square foot single-family dwelling remaining on Lot C, providing a minimum of two residential parking spaces per unit, for the property located at 7707 North Ethel Avenue, subject to Conditions of Approval.
4. 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.
5. 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.

6. 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: Simon Khachatryan

Representative: Oscar Ensafi

Case No. APCNV-2015-4198-ZC

Environmental No. ENV-2015-3478-MND

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 - MARCH 7, 2018

(LAST DAY FOR COUNCIL ACTION - MARCH 7, 2018)

Summary:

At a regular meeting held on January 30, 2018, the PLUM Committee considered a draft Ordinance for a Zone Change for the property located at 7707 North Ethel 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	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-