

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located at 14719-14723 West Magnolia Street.

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 California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.
2. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated March 8, 2018, effectuating a Zone Change from [Q]RD-1.5-1 to (T)[Q]R3-1, for the construction of a three-story, nine-unit, residential apartment building over subterranean parking, with a maximum height of 35 feet, including 17 parking spaces, 15 bicycle spaces, plus an accessible disabled parking space at grade level (rear of site), including the demolition of a one-story, three-dwelling unit structure and detached carport with no tree removal, for the properties located at 14719-14723 West Magnolia Street, subject to Conditions of Approval, including the technical correction presented to the PLUM Committee and attached to the Council file.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:  
  
*. . . the Council may decide to impose a permanent Q Condition . . . identified on the zone change map by the symbol Q in brackets . . . There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.*
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: Adam and Simon Moloudi

Representative: Ken Stockton, Ken Stockton Architects Inc.

Case No. APCSV-2017-894-ZC

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 - JULY 31, 2018**

**(LAST DAY FOR COUNCIL ACTION - JULY 31, 2018)**

Summary:

At a regular meeting held on June 19, 2018, the PLUM Committee considered a SVAPC report regarding a Zone Change for the properties at 14719-14723 West Magnolia Street. After an opportunity for public comment, the Committee recommended to approve the Zone Change. 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

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**