

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a zone change for the property located at 15727 West Tupper Street.

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

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 14-0319-S1 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and, ADOPT the Mitigated Negative Declaration [ENV-2015-2969-MND] filed on October 5, 2015 and refiled on November 6, 2015.
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 February 4, 2016, approved by the NVAPC, to effect a zone change from RA-1 to (T)(Q)R1-1, for the demolition of an existing single-family home and accessory structures and concurrent subdivision of the existing 62,265 square foot lot into 11 lots with 11 single-family homes, adjacent to a prior zone change and subdivision (Case Nos. APCNV-2013-1276-ZC-ZAA and TT-72194) and includes a portion of a lot that was included under the prior case, for the property located at 15727 West Tupper Street, subject to Conditions of Approval.
4. ADVISE the applicant of Q Qualified classification time limit as described in the Committee report.
5. ADVISE the applicant that, pursuant to California 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: Tupper Estates, LLC

Case No. APCNV-2015-2971-ZC

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 - MAY 30, 2016

(LAST DAY FOR COUNCIL ACTION - MAY 27, 2016)

Summary:

At a regular meeting held on May 10, 2016, the PLUM Committee considered a Zone Change for the property at 15727 West Tupper Street. After an opportunity for public comment, the Committee recommended on consent, to approve the Zone Change. This matter is now submitted to the City Council for it's consideration.

As indicated in Recommendation No. 4 and pursuant to Section 12.32-J of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

" . . . whenever property remains in a Q Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such 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."

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	ABSENT
ENGLANDER	YES
FUENTES	YES

SD
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-NOT OFFICIAL UNTIL COUNCIL ACTS-