

File No. 15-0301

NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a zone change request for 7734 North Varna Avenue.

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 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. 15-0301 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 Negative Declaration [ENV-2014-2487-ND] filed on October 3, 2014.
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, effecting a zone change from RA-1 to (T)RS-1, for a subdivision of a 24,818 square foot lot into three lots for the proposed development of two new single family residences, for the property located at 7734 North Varna Avenue.
4. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
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 fes 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: Armen Paronyan

Case No. APCNV-2014-2491-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 - JUNE 15, 2015

(LAST DAY FOR COUNCIL ACTION - JUNE 12, 2015)

Summary:

At the public hearing held on April 21, 2015, the Planning and Land Use Management Committee considered a zone change request at 7734 North Varna Avenue. After an opportunity for public comment, the Committee recommended that Council approve the report and recommendations of the NVAPC relative to Negative Declaration and Ordinance effecting a zone change from RA-1 to (T)RS-1, for a subdivision of a 24,818 square foot lot into three lots for the proposed development of two new single family residences, subject to Conditions of Approval. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	YES
CEDILLO	ABSENT
ENGLANDER	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-