

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE (PLUM) REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located at 19141-19215 West Saticoy Street and 19140-19200 West Lull 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. 16-0159 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-2015-1975-MND] filed on August 31, 2015.
2. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated December 10, 2015, approved by the SVAPC, effecting a Zone Change from RA-1 to (T)RS-1, for the merger and re-subdivision of nine lots into 16 lots and the construction, use and maintenance of 16 new single-family dwellings, with each lot including a minimum of two covered parking spaces, extending and improving Lull Street and the public alley between Lull and Saticoy Streets by approximately 450 feet, for the properties located at 19141-19215 West Saticoy Street and 19140-19200 West Lull Street.
4. 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.
5. 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/Representative: Carl Steinberg, Williams Homes

Case No. APCSV-2015-1978-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 - MAY 10, 2016**

**(LAST DAY FOR COUNCIL ACTION - MAY 10, 2016)**

Summary:

At a regular meeting held on April 19, 2016, the PLUM Committee considered a Zone Change request for the properties located at 19141-19215 West Saticoy Street and 19140-19200 West Lull Street. After an opportunity for public comment, the Committee recommended on consent that Council approve the Zone Change request. This matter is now submitted to the Council for its consideration.

Respectfully Submitted,

**PLANNING AND LAND USE MANAGEMENT COMMITTEE**

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

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**