

CATEGORICAL EXEMPTION (CE), PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located at 9119 North De Soto Avenue and 9119-9145 North De Soto Avenue.

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

1. DETERMINE, based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Sections 15301, 15305 and City CEQA Guidelines Class 5, Category 13, and that there is no substantial evidence demonstrating that an exception to a CE (No. ENV-2017-1849-CE) pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the North Valley Area Planning Commission (NVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated March 1, 2018, effectuating a Zone Change from MR2-1 and P-1 to (T)(Q)C2-1, for the expansion of an existing 25,730 square-foot LA Fitness health club/gym into an adjacent 8,227 square-foot retail space, with the newly expanded facility including approximately 33,957 square feet of floor area, including 167 automobile parking spaces and proposed hours of operation are from 5:30 a.m. to 11:00 p.m., Monday through Thursday; 5:00 a.m. to 10:00 p.m., Friday; and 8:00 a.m. to 8:00 p.m., Saturday and Sunday, for the properties located at 9119 North De Soto Avenue and 9119-9145 North De Soto 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: Fitness International LLC

Representative: John Parker, Pacific Crest Consultants

Case No. APCNV-2017-1848-ZC-WDI

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 25, 2018**

**(LAST DAY FOR COUNCIL ACTION - JUNE 22, 2018)**

Summary:

At a regular meeting held on May 22, 2018, the PLUM Committee considered a NVAPC report and draft Ordinance for a Zone Change at 9119 North De Soto Avenue and 9119-9145 North De Soto Avenue. After an opportunity for public comment, the Committee recommended on consent to approve the Zone Change Ordinance. 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

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**