

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 2146 South Colby Avenue.

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

1. DETERMINE, pursuant to California Environmental Quality Act (CEQA) Guidelines, 5301, Class 1 (conversion of a single-family residence to office use) and Section 15303, Class 3 (conversion of existing small structures), and that 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 West Los Angeles Area Planning Commission (WLAAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated May 15, 2019 to effectuate a Zone Change from R3-1 to (Q)C2-1 to change of use of an existing 660 square-foot single-family residential building to an office use on a 5,300 square-foot lot, which does not include any new construction or demolition for the property located at 2146 South Colby 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: David A. Cooper, Shelly Family Trust

Representative: Jelena Erceg, Jelena Erceg, Architect

Case No. APCW-2018-7163-ZC

Environmental No. ENV-2018-7164-CE

Fiscal Impact Statement: The WLAPC reports there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - OCTOBER 30, 2019

(LAST DAY FOR COUNCIL ACTION - OCTOBER 30, 2019)

Summary:

At a regular meeting held on October 8, 2019, the Planning and Land Use Management Committee considered a report by the West Los Angeles Area Planning Commission and draft Ordinance relative to a Zone Change for the property located at 2146 South Colby Avenue. After providing and opportunity for public comment, the Committee recommended that Council approve the Zone Change. This matter is now forwarded to Council for its Consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	ABSENT
BLUMENFIELD	YES
PRICE	YES
CEDILLO	YES
LEE	YES

AC

-NOT OFFICIAL UNTIL COUNCIL ACTS-