

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located at 8803 North Canby Avenue and 18425 West Gresham Street.

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

1. DETERMINE, based on the whole of the administrative record, that the project is exempt from California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines, Sections 15301 (Class 1, Category L) and 15303 (Class 3, Category B), and 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 North Valley Area Planning Commission (NVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated March 21, 2019 effectuate a Zone Change for R2-1 to (T)(Q)RD1.5 - 1 for the demolition of an existing detached garage and portions of an existing residential duplex structure, and the construction of a new triplex, on a 7,523 square-foot lot the result will be a total of five dwelling units on-site with a total of nine parking spaces provided, the new triplex structure will be located at the rear portion of the lot, will be approximately 3,484 square-feet in area, and will have a maximum height of 33 feet, one non-protected orange tree will be removed to construct the project, located at 8803 North Canby Avenue and 18425 West Gresham Street, 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: Rouzina Muradin, Canby Properties LLC

Representative: Robert B. Lamishaw, JPL Zoning Services

Case No. APCNV-2016-2495-ZC

Environmental No. ENV-2016-2494-CE

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - OCTOBER 21, 2019

(LAST DAY FOR COUNCIL ACTION - OCTOBER 15, 2019)

Summary:

At a regular meeting held on October 8, 2019, the Planning and Land Use Management Committee considered a report by the North Valley Area Planning Commission and draft Ordinance relative to a Zone Change for the properties located at 8803 North Canby Avenue and 18425 West Gresham Street. After providing and opportunity for public comment, the Committee recommended that Council approve the Zone Change on consent. 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-