

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 20024 West Chase Street.

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

1. DETERMINE that based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, 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, July 16, 2020, effectuating a Zone Change from (T)(Q)RD4-1 and RA-1 to (T)(Q)RD4-1 for the demolition of a single-family dwelling and the subdivision, construction, use, and maintenance of a nine unit small lot subdivision; the residences will be accessed by a central common access driveway with one curb cut on Chase Street; the small lot homes will rise to a maximum height of 29 feet 9 inches, and range in size from 2,542 square feet to 2,795 square feet; the Project will provide 22 parking spaces (two per unit and four guest parking spaces); the Project will remove one coast live oak tree from the property; the Project proposes grading in the quantity of .11 cubic yards of cut and 5,983 cubic yards of fill for the property located at 20024 West Chase 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: Tomer Simonov, 20024 Chase Street LLC

Representative: Eric Lieberman QES, Inc.

Case No. APCNV-2019-4411-ZC

Environmental No. ENV-2019-4412-CE

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 - NOVEMBER 17, 2020**

**(LAST DAY FOR COUNCIL ACTION - NOVEMBER 13, 2020)**

Summary

At a special meeting held on September 10, 2020, the PLUM Committee considered a NVAPC report and draft Ordinance relative to a Zone Change for the project site located at 20024 West Chase Street. After an opportunity for public comment, the Committee recommended to approve on consent the Ordinance effectuating the Zone Change. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<b><u>MEMBER</u></b>	<b><u>VOTE</u></b>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	YES
CEDILLO:	ABSENT
LEE:	ABSENT

LC 09/10/20

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**