

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located at 7329 and 7331 North Kelvin Avenue.

Recommendations 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 the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 and 15315; 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 South Valley Area Planning Commission (SVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated September 10, 2020, effectuating a Zone Change from RA-1 to (T)(Q)RD5-1, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), for the demolition of an existing 450 square-foot single-family dwelling with attached garage, and the construction, use, and maintenance of three small lot single-family dwellings with attached two-car garages, each dwelling to be two-stories and approximately 33-feet in height and will vary between 2,373 to 2,771 square feet of lot area, with Parcel A fronting on Kelvin Avenue and consisting of approximately 6,190 square feet of lot area, and Parcels B and C consisting of approximately 6,068 square feet and 5,210 square feet of lot area, respectively, and all three parcels accessed from a common access easement (for vehicular and pedestrian access), which is located along the southern portion of the property and consists of a driveway and pedestrian walkway; with the proposed removal of one protected tree and 13 non-protected trees, and the proposed grading of 1,750 cubic yards, all of which is to be recompacted on the site; for the properties located at 7329 and 7331 North Kelvin Avenue, subject to Conditions of Approval.
4. ADVISE the applicant, pursuant to LAMC 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: Faisal Muhammad, SIASS Investment LLC

Representative: Armin Gharai, GA Engineering Inc.

Case No. APCSV-2018-4977-ZC

Environmental No. ENV-2018-4980-CE

Related Cases: AA-2018-4978-PMLA-SL; ADM-2018-4979-SLD

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.

Summary:

At a special meeting held on April 15, 2021, the PLUM Committee considered a report from the SVAPC and draft Ordinance regarding a Zone Change for the properties located at 7329 and 7331 North Kelvin Avenue. After providing an opportunity for public comment, the Committee recommended to approve the draft Ordinance effectuating the Zone Change. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES