

CATEGORICAL EXEMPTION and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 7217 North Geysers Avenue.

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 CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, and 15303, Class 3, 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 amended FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying corrected ORDINANCE, dated January 26, 2023, included as an Attachment to the Communication from the Department of City Planning dated June 6, 2023 in the Council file, to effectuate a Zone Change from [Q]P-1VL-CDO to [Q]C2-1VL-CDO over the entire site and modify Ordinance No. 176,558 (Reseda Central Business District Community Design Overlay) permanent [Q] Conditions that prohibit new auto-related uses, including the open storage of vehicles, for the continued use and maintenance of an automotive and tow truck repair, storage, and dispatch service with multi-family residential use all on an approximately 30,707-square-foot lot, no new construction is proposed, for the property located at 7217 North Geysers Avenue, subject to Modified Conditions of Approval.
4. ADVISE the applicant of "Q" Qualified classification time limit as described in the Planning and Land Use Management Committee report, dated August 1, 2023, attached to the Council file.
5. ADVISE the applicant that, pursuant to California 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: Michael Reiter

Representative: Elizabeth Fonvergne

Case No. APCSV-2016-4655-ZC-CU-ZV-CDO

Environmental No. ENV-2016-4656-CE

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 regular meeting held on August 1, 2023, the PLUM Committee considered a report from the SVAPC and draft Ordinance relative to a Zone Change for the property located at 7217 North Geyser Avenue. After an opportunity for public comment, the Committee recommended to approve the Zone Change and 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>
HARRIS-DAWSON:	YES
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-