

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 8553 North Noble 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, Article 19, Section 15332, Class 32, 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 North Valley Area Planning Commission (NVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated July 6, 2023, to effectuate a Zone Change from RA-1 to (T)(Q)RD5-1 over the entire site; for the construction, use, and maintenance of six residential structures, each one approximately 3,111 square-foot, 26.5 feet in height and two stories, on a 31,868 (gross) square-foot lot in the RA-1 Zone (applicant is requesting an RD5-1 Zone), as proposed, each 3,111 square-foot structure will include a 2,077 square-foot single-family dwelling and a 1,034 square-foot attached accessory dwelling unit, each structure will be constructed with a two-car garage for the single-family dwelling and a tandem parking space for the accessory dwelling unit, the Applicant proposes to demolish an existing approximately 1,770 square-foot single-family residence, there are 16 trees on the subject site, including one protected California Black Walnut tree, all of the trees on site are proposed to be removed, less than 500 cubic yards of grading is proposed; for the property located at 8553 North Noble 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 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: Edmond and Roubina Manouchehri

Representative: Oscar Ensafi

Case No. APCNV-2017-1102-ZC

Related Case No. VTT-74873-SL

Environmental No. ENV-2017-1101-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

Summary:

At a regular meeting held on October 17, 2023, the PLUM Committee considered a report from the NVAPC and draft Ordinance relative to a Zone Change for the property located at 8553 North Noble Avenue. After an opportunity for public comment, the Committee recommended to approve 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
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	ABSENT

CR/dl  
23-0813\_rpt\_PLUM\_10-17-23

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**