

NEGATIVE DECLARATION and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA) and Zone Change for the property located at 5808 North Etiwanda Avenue.

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

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project was assessed in Negative Declaration, No. ENV-2019-4792-ND, adopted on September 24, 2020; and, pursuant to State CEQA Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, Negative Declaration, or Addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION, as recommended by the Mayor and the LACPC, approving the GPA to amend the Encino-Tarzana Community Plan to re-designate the subject parcel from Low Medium I Residential and Open Space to Low Medium II Residential land use, pursuant to Sections 555, 556, and 558 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC).
4. PRESENT and ADOPT the accompanying ORDINANCE, dated October 15, 2020, effectuating a Zone Change from RA-1 and OS-1XL to (T)(Q)RD1.5-1, pursuant to LAMC Section 12.32 F, for the subdivision of nine small lots and associated nine single-family dwellings; each unit will be three stories in height at 35 feet, with a two-car garage, totaling approximately 2,600 square feet, and two guest parking spaces will be provided at grade; the project includes minimal grading and excavation necessary for the foundation of each dwelling; for the property located at 5808 North Etiwanda Avenue, subject to (T) Tentative Classification and (Q) Qualified Classification Conditions of Approval.
5. ADVISE the applicant, pursuant to LAMC Section 12.32 G:

... the Council may decide to impose a permanent Q Condition ... identified on the zone change map by the symbol Q in brackets ... There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.
6. 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.

7. 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.
8. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.

Applicant: Ilan Levy, IML Properties LLC

Representative: Jerome Buckmelter, Jerome Buckmelter Associates, Inc.

Case No. CPC-2019-4791-GPA-ZC

Environmental No. ENV-2019-4792-ND

Related Case No. VTT-82210-SL

Fiscal Impact Statement: The LACPC 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 August 10, 2021, the PLUM Committee considered a report from the LACPC, Resolution for a GPA to amend the Encino-Tarzana Community Plan, and draft Ordinance effectuating a Zone Change for the property located at 5808 North Etiwanda Avenue. After providing an opportunity for public comment, the Committee recommended to approve the Resolution for the GPA and 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



MEMBER

HARRIS-DAWSON:

CEDILLO:

BLUMENFIELD:

RIDLEY-THOMAS:

LEE:

VOTE

YES

YES

YES

YES

ABSENT

AXB

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-NOT OFFICIAL UNTIL COUNCIL ACTS-