

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 9363 North Burnet 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 the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, 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 revised ORDINANCE, dated October 24, 2022, to effectuate a Zone Change from RA1 to (T)(Q)RD3-1 to allow for the development of seven single-family dwellings, the existing lot is currently developed with a one-story single-family dwelling and garage to be demolished for the property located at 9363 North Burnet Avenue, subject to Conditions of Approval including the updated Q Condition No. 1 reflected in the Department of City Planning Supplemental Transmittal dated October 6, 2022, attached to the Council file.
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.
7. NOT PRESENT and ORDER FILED the draft Ordinance dated June 2, 2022, attached to the Council file, inasmuch as the revised draft Ordinance dated October 24, 2022 is being presented for adoption.

Applicant: Zion Hen

Representative: Moheb Gorgy; Gorgy Engineering Inc.

Case No. APCNV-2018-2850-ZC

Environmental No. ENV-2018-2848-CE

Related Cases: VTT-82084-SL; ADM-2018-2849-SLD

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 special meeting held on October 11, 2022, the PLUM Committee considered a report from the NVAPC and draft Ordinance relative to a Zone Change for the property located at 9363 North Burnet 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
CEDILLO:	ABSENT
BLUMENFIELD:	YES
LEE:	ABSENT
RODRIGUEZ:	YES

CR  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**