
Office of the City Clerk, City of Los Angeles

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Council File Number

[05-0538](#)

Title

9231, 9237, 9251 LEMONA AVENUE / ZONE CHANGE

Subject

Communication from the North Valley Area Planning Commission, dated February 24, 2005, and an ordinance relative to: CASE NO. APCNV 2003-9302 (ZC)(ZA) Related Case: Tentative Tract 60666 CEQA: ENV 2003-9304 MND Location: 9231, 9237, 9251 Lemona Avenue Council District: Seven (7) Plan Area: Mission Hills - Panorama City - North Hills Request(s): Zone Change incident to subdivision pursuant to Section 12.32 of the Municipal Code from RA-1 to (T)(Q)RD3-1 Zone. Applicant: Mark Handel and Sarah Lulloff At its meeting on August 5, 2004, the following action was taken by the North Valley Area Planning Commission: 1. Approved and recommended that the City Council adopt a zone change from RA-1 to (T)(Q)RD3-1, subject to the attached conditions of approval. 2. Dismissed the Zoning Administrator's Adjustment as filed. 3. Approved and recommended that the City Council adopt Mitigated Negative Declaration No. ENV-2003-9304. 4. Adopted the attached Findings. 5. Recommended that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative or "Q" Qualified classification are specified in Section 12.32.G of the Los Angeles Municipal Code. Conditions must be satisfied prior to the issuance of building permits, and that the [T] Tentative classification be removed in the manner indicated on the attached page. 6. Advised 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 (NOD) filing. Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees. This action was taken by the following vote: Moved: Sandor L. Winger, President Seconded: George Stavaris, Vice President Sandor L. Winger, President - Yes George Stavaris, Vice President - Yes David Honda, Commissioner - Yes Dr. John Lett, Sr., Commissioner - Yes Tony Torres, Commissioner - Yes Vote: 5-0 Fely C. Pingo, Commission Executive Assistant North Valley Area Planning Commission

Last Change Date

06/09/2005

Council District

7

Initiated by

Area Planning Commission (APC) / North Valley

Archive History

- 3-25-05 - For ref
- 3-29-05 - Ref to Planning and Land Use Management Committee
- 3-30-05 - File to Planning and Land Use Management Committee Clerk
- 4-22-05 - Set for Planning and Land Use Management Committee on April 27, 2005
- 4-27-05 - Planning and Land Use Management Committee Disposition - Approved
- 5-11-05 - Council Action - Planning and Land Use Management Committee report ADOPTED, subject to the approval of the Mayor to:
 1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the lead agency City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 05-0538 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative

Declaration [ENV 2003-9302 MND].

2. ADOPT the FINDINGS of the North Valley Area Planning Commission (APC) as the Findings of Council.

3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the North Valley Area Planning Commission, effecting the zone change from RA-1 to (T)(Q)RD3-1, subject to conditions of approval, for the proposed one lot subdivision for a maximum of a new 24 single family detached condominiums project on 1.66 net acres at 9231, 9237, and 9251 Lemona Avenue. Applicant: Mark Handel and Sarah Lulloff - APCNV 2003-9302 ZC ZAA

Said rezoning shall be subject to the "Q" Qualified classification zone limitations substantially as shown on the sheet(s) attached to the Committee report.

4. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Committee report.

5. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.

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 (NOD) filing.

5-11-05 - Council Action - Mitigated Negative Declaration ADOPTED - Findings ADOPTED - Ordinance ADOPTED.

5-16-05 - File to Mayor for signature

5-31-05 - File to Calendar Clerk

6-8-05 - File to Planning and Land Use Management Committee Clerk OK

6-9-05 - File in files