

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change request for 18913-18917 West Gault.

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

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 City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 09-2707-S1 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-2015-890-MND] filed on June 2, 2015.
2. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring Program as the Findings of Council and ADOPT the Mitigation Monitoring Program.
3. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of the Council.
4. PRESENT and ADOPT the accompanying ORDINANCE, approved by the SVAPC, effecting a Zone Change from R1-1-RIO and (T)(Q)RD3-1-RIO to (T)(Q)RD3-1-RIO, for the demolition of three existing single-family homes and the subsequent construction, use, and maintenance of 12 single family homes, in a small lot subdivision configuration, on a 38,280 square-foot site, consisting of two (2) parcels, and each of the proposed homes will be two (2) stories, with a maximum height of 28 feet, 10 inches, and each will provide two covered, off-street automobile parking spaces, for property located at 18913-18917 West Gault Street, subject to Conditions of Approval.
5. ADVISE the applicant of Q Qualified classification time limit as described in the Committee report.
6. 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.
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.

Applicant: Great Homes, LLC
Representative: Steve Nazemi, DHS and Associates, Inc.

Case No.: APCSV-2015-887-ZC

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.

TIME LIMIT FILE - NOVEMBER 12, 2015

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 10, 2015)

Summary:

At the public hearing held on October 20, 2015, the Planning and Land Use Management Committee considered a Zone Change at 18913-18917 West Gault Street. After an opportunity for public comment, the Committee recommended on consent that Council approve the report and recommendations of the SVAPC relative to Mitigated Negative Declaration and Ordinance effecting a Zone Change for the demolition of three existing single-family homes and the subsequent construction, use, and maintenance of 12 single-family homes, in a small lot subdivision configuration for property located at 18913-18917 West Gault Street. This matter is now forwarded to the Council for its consideration.

As indicated in Recommendation No. 5 and pursuant to Section 12.32-J of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

"...whenever property remains in a Q Qualified classification for six years... after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such 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."

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	ABSENT
HARRIS-DAWSON	YES
CEDILLO	ABSENT
ENGLANDER	YES
FUENTES	YES

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SD/ea

-NOT OFFICIAL UNTIL COUNCIL ACTS-