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 Vesting Zone Change for the property located at 20012 West Chase Street.

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

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332 (Class 32), 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 3, 2025, effectuating a Vesting Zone Change from the RA-1 (Residential Suburban Zone) to (T)(Q)RD4-1 (Restricted Density Multiple Dwelling Zone) across the entire property; in conjunction with a five-unit Small Lot subdivision for the demolition of an existing single-family residence for the construction of five, two-story, single-family dwellings with attached two-car garages, the single-family dwellings are proposed to be 2,028 square feet each with a maximum height of 26-feet 10-inches, the development includes three shared guest parking spaces; for the property located at 20012 West Chase Street, subject to Conditions of Approval. (The Vesting Tentative Tract associated with the subdivision was approved by the Deputy Advisory Agency on June 12, 2025.)

4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 F:

    ...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 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 California 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 Los Angeles County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Kionna Tiffith

Representative: Eric Lieberman, QES, Inc.

Case No. APCNV-2022-8497-VZC

Environmental No. ENV-2022-8498-CE

<u>Fiscal Impact Statement</u>: The NVAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

<u>Community Impact Statement</u>: None submitted

TIME LIMIT FILE – DECEMBER 16, 2025

(LAST DAY FOR COUNCIL ACTION – DECEMBER 12, 2025)

<u>Summary</u>:
At its regular meeting held on October 28, 2025, the PLUM Committee considered a report from the NVAPC, and a draft Ordinance relative to a Vesting Zone Change for the property located at 20012 West Chase Street. After providing an opportunity for public comment, the Committee recommended to approve the Vesting Zone Change Ordinance, Conditions of Approval and Findings. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER	**VOTE**
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	ABSENT
LEE:	YES
RAMAN:	YES

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-