

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to Zone Change for the property located at 12070 West Pierce Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYR\OR:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in MND, No. ENV-2016-0072-MND, adopted on May 11, 2017; and pursuant to California Environmental Quality Act 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 North Valley Area Planning Commission (NVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated March 7, 2019, effectuating a Zone Change from A2-1 to (T)(Q)RS-1, for the construction, use, and maintenance of three new single-family dwellings each providing 2,472 square feet of floor area with a 387 square-foot garage, located on separate Parcels B, C, and D of the approved Parcel Map AA-2016-71-PMLA, respectively; Parcel A will remain improved with an existing 1,268 square foot single-family dwelling, on an approximately 43,567 square-foot (1.0 acre) site; with the proposed new residences to provide a minimum of two residential parking spaces per dwelling unit; the removal of up to six of the eight trees located both on-site and within the adjacent public right-of-way, and the one on-site protected oak (*Quercus agrifolia*) tree to be preserved in-place; and proposed minimal grading for the construction of the three proposed single-family dwellings, for the property at 12070 West Pierce Street, subject to Conditions of Approval.
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 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.

Applicant: Sergio Valencia

Representative: Ramon Gallardo, RG Design and Consulting

Case No. APCNV-2016-0070-ZC

Environmental No. ENV-2016-0072-MND

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.

TIME LIMIT FILE – JUNE 25, 2019

(LAST DAY FOR COUNCIL ACTION – JUNE 25, 2019)

Summary:

At a regular meeting held on June 11, 2019, the PLUM Committee considered a NVAPC report and draft Ordinance for a Zone Change for the property located at 12070 West Pierce Street. 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
BLUMENFIELD	YES
PRICE	YES
CEDILLO	ABSENT
SMITH	YES

RM

-NOT OFFICIAL UNTIL COUNCIL ACTS-