

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and ORDINANCES FIRST CONSIDERATION relative to a Zone Change and Building Line Removal for the properties located at 9502 - 9508 North Van Nuys Boulevard and 14533 - 14535 West Plummer Street.

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

1. FIND, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND No. ENV-2017-613-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND the MND reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions of the project; and FIND that the project is statutorily exempt from CEQA pursuant to California Public Resources Code Section 21080.27; and, ADOPT the MND and the Notice of Exemption.
2. ADOPT the Findings of the North Valley Area Planning Commission (NVAPC) as the Findings for Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated October 17, 2019, effectuating a Vesting Zone Change for (T)(Q)C2-1 VL, [Q]C2-1 VL, and RA1VL to (T)(Q)RAS4-1 VL, including a developer's incentive, pursuant to Section 11.5.11(e) of the Los Angeles Municipal Code (LAMC), to provide 30 automobile parking spaces with 40 percent of the spaces for compact stalls (12 compact stalls), for the construction, use, and maintenance of a 4 story, 45 feet in height, 51,340 square foot, 49 unit multi-family residential apartment building on a 27,075 square foot lot, the proposed project is a 100 percent affordable (excluding the Manager's Unit) and where the project will be composed of three units for Extremely Low Income Households, 45 units for Very Low Income Households, and one Manager's Unit at Market Rate, where under Measure JJJ and LAMC Section 11.5.11(e), the Applicant is requesting a developer's incentive for reduced parking to provide 30 automobile parking stalls including forty percent compact spaces in a garage podium at ground floor, additionally, and where the Applicant is proposing 47 bicycle parking stalls (six short-term and 41 long-term), and the proposed project will involve the demolition of one single-family dwelling and two commercial buildings and approximately 3,537 cubic yards of export, where nine nonprotected trees, including three trees in the public right-of-way, are proposed for removal for the properties located at 9502 - 9508 North Van Nuys Boulevard and 14533 - 14535 West Plummer Street, subject to the Revised Project Description and the Conditions of Approval.
4. PRESENT and ADOPT the accompanying ORDINANCE dated August 1, 2019, effecting the removal of a 25 foot building line along Plummer Street, pursuant to Section 12.32 R of the LAMC.
5. ADVISE the applicant, pursuant to LAMC 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*

*. . . the Council may decide to impose a permanent Q Condition . . . identified on the zone change map by the symbol Q in brackets . . . There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.*

6. 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.
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: Monique Hastings, Domus Development, LLC

Representative: Eric Lieberman, QES, Inc

Case No. APCNV-2017-612-VZCJ-BL

Environmental No. ENV-2017-613-MND

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

Community Impact Statement: None submitted.

**TIME LIMIT FILE - DECEMBER 18, 2019**

**(LAST DAY FOR COUNCIL ACTION - DECEMBER 11, 2019)**

Summary:

At a regular meeting held on October 8, 2019, the PLUM Committee considered a reports from the North Valley Area Planning Commission and Department of City Planning and Ordinances relative to a Zone Change and Building Line Removal for the properties located at 9502 - 9508 North Van Nuys Boulevard and 14533 - 14535 West Plummer Street.. After an opportunity for public comment, the Committee recommended to approve the Zone Change Ordinance and Building Line Removal Ordinance. 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	ABSENT
CEDILLO	YES
LEE	ABSENT

AC

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**