

MITIGATED NEGATIVE DECLARATION (MND), ADDENDUM, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCES FIRST CONSIDERATION relative to a Vesting Zone Change and Building Line Removals for the property located at 14451 West Nordhoff Street.

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

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-2016-1805-MND adopted on September 11, 2017, and pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15164, as supported by the Addendum dated January 17, 2018, no major revisions are required to the MND and no subsequent Environmental Impact Report or Negative Declaration 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 February 15, 2018, effectuating a Vesting Zone Change from RA-1 to (T)(Q)RD3-1, for the demolition of a single-family dwelling and attached garage and the subsequent construction, use, and maintenance of eight single-family dwellings in a Small Lot Subdivision configuration, which are proposed to be developed at two-stories each, with each of the eight single-family dwelling units fronting an internal common driveway, providing a total of 16 on-site vehicle parking spaces with two in individual, two-car garages for each dwelling unit, for the property located at 14451 West Nordhoff Street, subject to Conditions of Approval.
4. PRESENT and ADOPT the accompanying ORDINANCE dated February 15, 2018, for a Building Line Removal of the 25-foot building line along Nordhoff Street.
5. PRESENT and ADOPT the accompanying ORDINANCE dated February 15, 2018, for a Building Line Removal of the 17-foot building line along Wakefield Avenue.
6. 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.

7. 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.

8. 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: Albert G. LLC, 4 Semillas, LLC

Representative: Oshin Tousounian, Structural Design Group

Case No. APCNV-2016-1804-VZC-BL-F-WDI

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 18, 2018

(LAST DAY FOR COUNCIL ACTION - JUNE 15, 2018)

Summary:

At a regular meeting held on May 15, 2018, the PLUM Committee considered a Vesting Zone Change and Building Line Removals for the property at 14451 West Nordhoff Street. After an opportunity for public comment, the Committee recommended on consent to approve the Vesting Zone Change and Building Line Removals. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	ABSENT
BLUMENFIELD	ABSENT
PRICE	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-