

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCES FIRST CONSIDERATION relative to a Zone Change and Building Line Removal for the properties located at 8609 North Haskell Avenue, 8602-8610 North Dempsey Avenue and 15803-15823 West Napa 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-2016-4806-MND, adopted on March 22, 2018; and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent Environment 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 May 3, 2018, effectuating a Zone Change from RA-1 to (T)(Q)R1-1, for the construction, use and maintenance of five, two-story, approximately 2,198 square-foot, single-family dwellings, with a maximum height of 28 feet, for the properties located at 8609 North Haskell Avenue, 8602-8610 North Dempsey Avenue and 15803-15823 West Napa Street, subject to Conditions of Approval.
4. PRESENT and ADOPT the accompanying ORDINANCE dated May 3, 2018, for a Building Line Removal of the 24-foot building line along Haskell Avenue.
5. 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.*

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: Chuck Francoeur, Montage Development

Case No. APCNV-2016-4805-ZC-BL

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 - AUGUST 14, 2018**

**(LAST DAY FOR COUNCIL ACTION - AUGUST 14, 2018)**

Summary:

At a regular meeting held on June 26, 2018, the PLUM Committee considered a NVAPC report regarding a Zone Change and Building Line Removal for the properties at 8609 North Haskell Avenue, 8602-8610 North Dempsey Avenue and 15803-15823 West Napa Street. After an opportunity for public comment, the Committee recommended to approve the Ordinances. 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	YES
BLUMENFIELD	YES
PRICE	YES

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**