

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MONITORING PROGRAM (MMP), MITIGATION MEASURES, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and ORDINANCES FIRST CONSIDERATION relative to a Zone Change and Building Line Removal for the property located at 10965 West Penrose Street.

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

1. FIND, pursuant to California Environmental Quality Act Guidelines Section 15074(b), consideration of the whole of the administrative record, including the MND, No. ENV- 2016-4975-MND as amended, all comments received, the imposition of mitigation measures and the MMP prepared for the MND.
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 October 17, 2019, effectuating a Zone Change from R1-1-CUGU to (T)(Q)CM-1- CUGU, for the construction, use, and maintenance of a one story, maximum 30-foot in height, 5,042 square-foot commercial warehouse/storage building with eight parking spaces all on approximately 11,674 square-foot lot with the 5,042 square foot commercial warehouse/storage building including four tenant spaces (ranging between 885 - 1,038 square feet) and a 793 square-foot garage with three covered parking spaces, with the remaining five parking spaces being proposed at grade, and the Applicant is proposing to demolish a vacant one story single family residence and accessory structures, including approximately 50 cubic yards of grading to be balanced on site, for the property located at 10965 West Penrose Street, subject to Conditions of Approval.
4. PRESENT and ADOPT the accompanying ORDINANCE dated October 17, 2019, removing the 42-foot Building Line along West Penrose Street originally established pursuant to Ordinance No. 116781.
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: Vachik Danoukh, 10965 Penrose LLC

Representative: Matthew Aulicino, AUX Architecture

Case No. APCNV-2016-4974-ZC-BL

Environmental No. ENV-2016-4975-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 - SEPTEMBER 4, 2020

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 4, 2020)

Summary

At a special meeting held on July 28, 2020, the PLUM Committee considered a report from the NVAPC and draft Ordinances relative to effectuating a Zone Change and a Building Line Removal for the project site located at 10965 West Penrose Street. After an opportunity for public comment, the Committee recommended to approve on consent the draft 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>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	YES
CEDILLO:	YES
LEE:	YES

LC 07/28/20

-NOT OFFICIAL UNTIL COUNCIL ACTS-