

MITIGATED NEGATIVE DECLARATION (MND), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located 11070-11100 North Borden Avenue.

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, that the project was assessed in MND No. ENV-2020-1839-MND, adopted on December 8, 2020; and, pursuant to State 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 February 4, 2021, effectuating a Zone Change from A2-1-CUGU to (T)RS-1-CUGU, for the subdivision of one lot into 10 smaller lots and a Zone Change for nine of the new lots to allow for the development of nine single-family dwellings; the tenth lot will contain a church use, which has previously been approved under Case No. ZA-2016-4986-CU-ZV-ZAA-F; the existing lot is currently vacant and there is no construction being proposed as part of this project; the project also involves the creation of a cul-de-sac to provide access to the newly created single-family lots; for the properties located 11070-11100 North Borden Avenue, subject to Conditions of Approval.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

*... 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.*

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: The Roman Catholic Archbishop of Los Angeles

Representative: Stephen Kia, Urban Concepts

Case No. APCNV-2020-1838-ZC

Environmental No. ENV-2020-1839-MND

Related Case No. VTT-74450

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.

Summary:

At a regular meeting held on August 3, 2021, the PLUM Committee considered a report from the NVAPC and draft Ordinance relative to effectuating a Zone Change for the properties located at 11070-11100 North Borden Avenue. DCP staff provided an overview of the matter. A Representative of Council District 7 provided comments in support of the project. After providing an opportunity for public comment, the Committee recommended to approve the Ordinance for 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
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**