

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located at 11144 Lorne Street, 11146 - 11148 Lorne Street, and 8032 North Fair Avenue.

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

1. FIND, pursuant to CEQA Guidelines, Section 15074(b), after consideration of the whole of the administrative record, including the MND, No. ENV-2019-3203-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 judgement and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and, ADOPT the MND and the Mitigation Monitoring Program 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 June 5, 2025, effectuating a Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU; for the demolition of three existing single-family dwelling units for the construction use and maintenance of a 17 unit apartment with attached garages on an approximate 26,296.6 square foot lot, the Project is proposed to be a mix of market rate and affordable housing and will be comprised of one unit for Extremely Low Income Households and one unit for Very Low Income Household for a total of two affordable units and 15 market rate units for a total of 17 units; for the properties located at 11144 Lorne Street, 11146 - 11148 Lorne Street, and 8032 North Fair Avenue, subject to Conditions of Approval.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 F:

...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.
5. ADVISE the applicant that, pursuant to California 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 California 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 Los Angeles County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Sogomon Petrosyan

Representative: Oscar Ensafi, Approved Plans Inc.

Case No. APCNV-2019-3202-ZCJ

Environmental No. ENV-2019-3203-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 – DECEMBER 15, 2025

(LAST DAY FOR COUNCIL ACTION – DECEMBER 12, 2025)

Summary:

At its regular meeting held on October 28, 2025, the PLUM Committee considered a report from the NVAPC, and a draft Ordinance relative to a Zone Change for the properties located at 11144 Lorne Street, 11146 - 11148 Lorne Street, and 8032 North Fair Avenue. After providing an opportunity for public comment, the Committee recommended to approve the Zone Change Ordinance, Conditions of Approval, Findings, MND and Mitigation Monitoring Program; and to correct the Project Site to include the following addresses: 11144 Lorne Street, 11146 –11148 Lorne Street, and 8032 North Fair Avenue. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	ABSENT
LEE:	YES
RAMAN:	YES

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-