

CITY OF LOS ANGELES
CALIFORNIA

JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer

When making inquiries relative to
this matter, please refer to the
Council File No.



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK

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SHANNON HOPPES
Council and Public Services
Division

www.cityclerk.lacity.org

May 24, 2013

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council
File No. 13-0371, at its meeting held May 7, 2013.

City Clerk
OS

TIME LIMIT FILES
ORDINANCES

Mayor's Time Stamp
OFFICE OF THE MAYOR
RECEIVED
2013 MAY 10 AM 11:36
CITY OF LOS ANGELES

City Clerk's Time Stamp
CITY CLERK'S OFFICE
2013 MAY 10 AM 11:12
CITY CLERK
BY _____
DEPUTY

COUNCIL FILE NUMBER 13-0371 COUNCIL DISTRICT 12

COUNCIL APPROVAL DATE May 7, 2013 LAST DAY FOR MAYOR TO ACT MAY 20 2013

ORDINANCE TYPE: Ord of Intent Zoning Personnel General

Improvement LAMC LAAC CU or Var Appeals - CPC No. _____

SUBJECT MATTER:

A ZONE CHANGE AT 17825-17831 WEST DEVONSHIRE STREET

	APPROVED	DISAPPROVED
PLANNING COMMISSION	<u>X</u>	_____
DIRECTOR OF PLANNING	<u>X</u>	_____
CITY ATTORNEY	_____	_____
CITY ADMINISTRATIVE OFFICER	_____	_____
OTHER	_____	_____

RECEIVED
CITY CLERK'S OFFICE
2013 MAY 17 PM 2:55
BY _____
CITY CLERK

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO MAY 16 2013
(*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b) (c))

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR MAY 17 2013 ORDINANCE NO. 182538

DATE PUBLISHED _____ DATE POSTED MAY 20 2013 EFFECTIVE DATE JUN 29 2013

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: YES NO

5/7/13

3
TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 13-0371

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE relative to a zone change at 17825-17831 West Devonshire Street.

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

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 13-0371 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Negative Declaration [ENV-2012-2704-ND].
2. ADOPT the FINDINGS of the North Valley Area Planning Commission (NVAPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the NVAPC, effecting a zone change from C2-1VL and P1VL to (T)(Q)RAS3-1VL for the construction, use and maintenance of a 43-foot tall, 24-unit apartment building having 48 tenant parking spaces and 6 guest parking spaces on an approximate 20,633 square-foot lot, for property at 17825-17831 West Devonshire Street, subject to Conditions of Approval.

Applicant: Devonshire Villas at Northridge, LLC
Representative: Eric Lieberman, QES, INC.

Case No. APCNV-2012-2703-ZC

4. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
5. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.
6. ADVISE the applicant that, pursuant to California 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.

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 - JULY 1, 2013

(LAST DAY FOR COUNCIL ACTION - JUNE 28, 2013)

Summary:

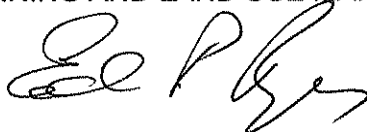
At the public hearing held on April 16, 2013, the Planning and Land Use Management Committee considered a zone change request at 17825-17831 West Devonshire Street. After an opportunity for public comment, the Committee recommended that Council approve the report and recommendations of the NVAPC relative to Negative Declaration and California Environmental Quality Act findings and Ordinance effecting a zone change from C2-1VL and P1-VL to (T)(Q)RAS3-1VL, for the construction, use and maintenance of a 43-foot tall, 24-unit apartment building having 48 tenant parking spaces and 6 guest parking spaces on an approximate 20,633 square-foot lot, for property at 17825-17831 West Devonshire Street, subject to Conditions of Approval. This matter is now submitted to Council for its consideration.

As indicated in Recommendation No. 5 and pursuant to Section 12.32-J of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

" . . . whenever property remains in a "Q" Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such 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."

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



ADOPTED

MAY 07 2013

LOS ANGELES CITY COUNCIL

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	YES
ENGLANDER:	YES

SG:ea
CD 12
4/22/13

13-0371_rpt_plum_4-16-13

- Not Official Until Council Acts -