

CITY OF LOS ANGELES  
CALIFORNIA

**JUNE LAGMAY**  
City Clerk

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MAYOR

Office of the  
CITY CLERK

Council and Public Services  
Room 395, City Hall  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
Fax: (213) 978-1040

**SHANNON HOPPES**  
Council and Public Services  
Division

[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

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

May 24, 2013

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council  
File No. 13-0416, at its meeting held May 14, 2013.

A handwritten signature in cursive script, reading 'June Lagmay', is written in black ink.

City Clerk  
OS

TIME LIMIT FILES  
ORDINANCES

OFF Mayor's Time Stamp  
RECEIVED  
2013 MAY 15 AM 11:52  
CITY OF LOS ANGELES

RECEIVED  
City Clerk's Time Stamp  
CITY CLERK'S OFFICE  
2013 MAY 15 AM 11:27  
CITY CLERK  
BY \_\_\_\_\_ DEPUTY

COUNCIL FILE NUMBER 13-0416 COUNCIL DISTRICT 15

COUNCIL APPROVAL DATE MAY 14, 2013 LAST DAY FOR MAYOR TO ACT MAY 28 2013

ORDINANCE TYPE:  Ord of Intent  Zoning  Personnel  General

Improvement  LAMC  LAAC  CU or Var Appeals - CPC No. \_\_\_\_\_

SUBJECT MATTER: A ZONE CHANGE AT 1450-1500 WEST PACIFIC COAST HIGHWAY

	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  
DEPUTY

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. 182540

DATE PUBLISHED \_\_\_\_\_ DATE POSTED MAY 20 2013 EFFECTIVE DATE JUN 29 2013

ORD OF INTENT: HEARING DATE \_\_\_\_\_ ASSESSMENT CONFIRMATION \_\_\_\_\_

ORDINANCE FOR DISTRIBUTION: YES  NO

5/14/13

**TO THE COUNCIL OF THE  
CITY OF LOS ANGELES**

**FILE NO. 13-0416**

**Your**

**PLANNING AND LAND USE MANAGEMENT**

**Committee**

**reports as follows:**

**MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE relative to a zone change at 1450-1500 West Pacific Coast Highway.**

**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 Mitigated 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. 13-0416 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 Mitigated Negative Declaration [ENV-2012-580-MND].
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the LACPC, effecting a zone change from [Q]C2-1VL, [Q]P-1VL-O and (T)(Q)RD1.5-1VL-O to (T)(Q)RAS3-1VL-O for the construction, use and maintenance of thirteen new three story apartment buildings with 204 total units, 380 parking spaces and 24,850 square feet of landscaped open space for property at 1450-1500 West Pacific Coast Highway, subject to modified Conditions of Approval, as modified by the Planning and Land Use Management (PLUM) Committee, and attached to Council file No. 13-0416.

Applicant: Cityview Del Lago 27, LP, Con Howe  
Representative: Nichole Smith, The Katherman Company

Case No. CPC-2012-579-ZC-SPR

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 LACPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JULY 7, 2013

(LAST DAY FOR COUNCIL ACTION - JULY 3, 2013)

Summary:

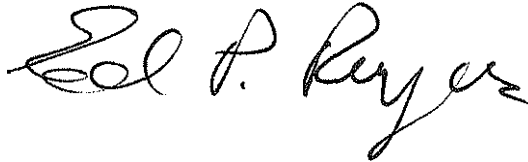
At the public hearing held on April 23, 2013, the Planning and Land Use Management Committee considered a zone change request at 1450-1500 West Pacific Coast Highway. After an opportunity for public comment, the Committee recommended that Council approve the report and recommendations of the LACPC relative to Mitigated Negative Declaration and Ordinance effecting a zone change from [Q]C2-1VL, [Q]P-1VL-O and (T)(Q)RD1.5-1VL-O to (T)(Q)RAS3-1VL-O, for the construction, use and maintenance of thirteen new three story apartment buildings with 204 total units, 380 parking spaces and 24,850 square feet of landscaped open space for property at 1450-1500 West Pacific Coast Highway, subject to modified 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 14 2013

**LOS ANGELES CITY COUNCIL**

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

SG:ea  
CD 15  
4/24/13

13-0416\_rpt\_plum\_4-23-13

- Not Official Until Council Acts -