

# CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

HOLLY L. WOLCOTT  
Interim City Clerk

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

Office of the  
CITY CLERK

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Council and Public Services  
Division

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November 15, 2013

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 13-1294,  
at its meeting held November 6, 2013.



City Clerk  
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TIME LIMIT FILES  
ORDINANCES

OFFICE Mayor's Time Stamp  
RECEIVED  
2013 NOV -8 PM 1:38  
CITY OF LOS ANGELES

City Clerk's Time Stamp  
RECEIVED  
CITY CLERK'S OFFICE  
2013 NOV -8 PM 1:34  
CITY CLERK  
BY \_\_\_\_\_  
DEPUTY

COUNCIL FILE NUMBER 13-1294 COUNCIL DISTRICT 10  
 COUNCIL APPROVAL DATE November 6, 2013 LAST DAY FOR MAYOR TO ACT NOV 18 2013  
 ORDINANCE TYPE:  Ord of Intent  Zoning  Personnel  General  
 Improvement  LAMC  LAAC  CU or Var Appeals - CPC No. \_\_\_\_\_

SUBJECT MATTER: ZONE CHANGE FOR 901-903 NEW HAMPSHIRE AVENUE

	APPROVED	DISAPPROVED	BY _____ CITY CLERK DEPUTY	2013 NOV 13 AM 8:50 RECEIVED CITY CLERK'S OFFICE
PLANNING COMMISSION	_____	_____		
DIRECTOR OF PLANNING	X	_____		
CITY ATTORNEY	_____	_____		
CITY ADMINISTRATIVE OFFICER	_____	_____		
OTHER	_____	_____		

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR \*VETO NOV 12 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 NOV 13 2013 ORDINANCE NO. 182786  
 DATE PUBLISHED \_\_\_\_\_ DATE POSTED NOV 14 2013 EFFECTIVE DATE DEC 24 2013  
 ORD OF INTENT: HEARING DATE \_\_\_\_\_ ASSESSMENT CONFIRMATION \_\_\_\_\_  
 ORDINANCE FOR DISTRIBUTION: YES  NO

10/30/13

8

File No. 13-1294

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a zone change request for 901-903 New Hampshire Avenue.

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. 13-1294 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-2013-582-MND] filed on May 30, 2013.
2. ADOPT the FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the CLAAPC, effecting a zone change from R4-1 to (T)(Q)R4-2 on the proposed demolition of an existing single family residence for the merger and resubdivision of two lots into one for the construction, use and maintenance of a five story, 16-unit condominium development with 36 parking spaces, subject to Conditions of Approval, for property located at 901-903 New Hampshire Avenue.
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.

Applicant: Y and Y New Hampshire, Inc.

Representative: Taik Kim, TKIM Associates

Case No. APCC-2013-581-ZC-HD

Fiscal Impact Statement: The CLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - DECEMBER 31, 2013

(LAST DAY FOR COUNCIL ACTION - DECEMBER 18, 2013)

Summary:

At the public hearing held on October 22, 2013, the Planning and Land Use Management Committee considered a zone change request at 901-903 New Hampshire Avenue. After an opportunity for public comment, the Committee recommended that Council approve the report and recommendations of the CLAAPC relative to Mitigated Negative Declaration and Ordinance effecting a zone change from R4-1 to (T)(Q)R4-2 over the proposed demolition of an existing single family residence for the merger and resubdivision of two lots into one for the construction, use and maintenance of a five story, 16-unit condominium development with 36 parking spaces, subject to Conditions of Approval, for property located at 901-903 New Hampshire Avenue. This matter is now forwarded to the 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

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	YES
CEDILLO	YES
ENGLANDER	YES

**ADOPTED**  
OCT 30 2013  
LOS ANGELES CITY COUNCIL  
ORDINANCE OVER TO Nov. 6 2013

**ORD**  
**ADOPTED**

NOV 06 2013

LOS ANGELES CITY COUNCIL

-NOT OFFICIAL UNTIL COUNCIL ACTS-

MAYOR WITH FILE