

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a zone change at 12128 West Sheldon 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 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. 13-1466 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-2013-1188-MND] filed on May 17, 2013.
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 RA-1 to (T)(Q)R3-1 for the construction of a 26-unit multi-family residential building, 4-stories, 45-feet in height, with 27 subterranean parking spaces on 15,360 square-foot vacant lot and a density bonus request to allow for seven additional dwelling units and a reduced horizontal dimension for open space, subject to Conditions of Approval, for property located at 12128 West Sheldon Street.
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: AMG Investments and Development Services, Inc.

Representative: Eric Lieberman, QES, Inc.

Case No. APCNV-2013-1187-ZC-DB

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 - JANUARY 28, 2014

(LAST DAY FOR COUNCIL ACTION - JANUARY 28, 2014)

Summary:

At the public hearing held on December 3, 2013 the Planning and Land Use Management Committee considered a zone change at 12128 West Sheldon Street. After an opportunity for public comment, the Committee recommended that Council approve the report and recommendations of the NVAPC relative to Mitigated Negative Declaration and Ordinance effecting a zone change from RA-1 to (T)(Q)R3-1 for the construction of a 26-unit multi-family residential building, 4-stories, 45-feet in height, with 27 subterranean parking spaces on 15,360 square-foot vacant lot and a density bonus request to allow for seven additional dwelling units and a reduced horizontal dimension for open space, subject to Conditions of Approval, for property located at 12128 West Sheldon Street. 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

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

-NOT OFFICIAL UNTIL COUNCIL ACTS-