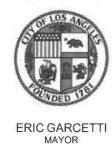
CITY OF LOS ANGELES

CALIFORNIA

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

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

July 1, 2014

To All Interested Parties:

Ley Zuthan

The City Council adopted the action(s), as attached, under Council File No. <u>14-0651</u>, at its meeting held <u>June 24, 2014</u>.

City Clerk

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Mayor's Time Stamp

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TIME LIMIT FILES ORDINANCES

City Clerk's Time Stamp

COUNCIL FILE NUMBER14-0651	COUNCIL DISTRICT3
COUNCIL APPROVAL DATE June 24, 2014	LAST DAY FOR MAYOR TO ACT JUL 0 7 2014
ORDINANCE TYPE: Ord of Intent X_Zoning	Personnel General
ImprovementLAMCLAACCL	J or Var Appeals - CPC No.
SUBJECT MATTER: ZONE CHANGE REQUEST FOR 7118 NORTH AMIGO AVENUE	
PLANNING COMMISSION DIRECTOR OF PLANNING CITY ATTORNEY CITY ADMINISTRATIVE OFFICER OTHER	APPROVED DISAPPROVED X CITY CLERK'S OFFICE DEPUTY JUN 27 2014
DATE OF MAYOR APPROVAL DEEMED APPROVED OR *VETO (*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 JUN 3 0 2014	ORDINANCE NO
DATE PUBLISHED DATE POSTED	JUL - 1 2014 EFFECTIVE DATE AUG 1 0 2014
ORD OF INTENT: HEARING DATE	ASSESSMENT CONFIRMATION
ORDINANCE FOR DISTRIBUTION: YES NO	

File No. 14-0651

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a zone change request for 7118 North Amigo 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. 14-0651 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-2013-1389-MND] filed on October 25, 2013.
- 2. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of the Council.
- 3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the SVAPC, effecting a zone change from [Q]R1-2D-CDO (One-Family Dwelling Zone) to (T)(Q)RAS3-2D-CDO (Residential Accessory Zone) for the proposed construction of a new 15 unit apartment building within the Reseda Central Business District Community Design Overlay district, for property located at 7118 North Amigo Avenue, subject to Conditions of Approval.
- 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 fes 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/Representative: Athena Novak, AHN Associates

Case No. APCSV-2013-1388-ZC-CDO

<u>Fiscal Impact Statement</u>: The SVAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

(LAST DAY FOR COUNCIL ACTION - AUGUST 13, 2014)

Summary:

At the public hearing held on June 17, 2014 (continued from June 10, 2014), the Planning and Land Use Management Committee considered a zone change request at 7118 North Amigo Avenue. After an opportunity for public comment, the Committee recommended that Council approve the report and recommendations of the SVAPC relative to Mitigated Negative Declaration and Ordinance effecting a zone change from [Q]R1-2D-CDO (One-Family Dwelling Zone) to (T)(Q)RAS3-2D-CDO (Residential Accessory Zone) for the proposed construction of a new 15 unit apartment building within the Reseda Central Business District Community Design Overlay district, for property located at 7118 North Amigo Avenue, subject to Conditions of Approval. 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

MEMBER VOTE
HUIZAR YES
CEDILLO YES

ENGLANDER ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-

ADOPTED

JUN 2 4 2014

LOS ANGELES CITY COUNCIL