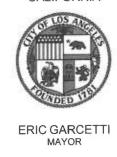
CITY OF LOS ANGELES

CALIFORNIA

HOLLY L. WOLCOTT 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

August 28, 2014

To All Interested Parties:

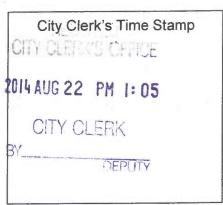
The City Council adopted the action(s), as attached, under Council File No. <u>14-0997</u>, at its meeting held <u>August 20, 2014</u>.

Ley Zushin

City Clerk io

Mayor's Time Stamp RECEIVED 2014 AUG 22 PM 1: 13 CITY OF LOS ANGGLES

TIME LIMIT FILES ORDINANCES



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	COLUMN PROTEINT: 7
COUNCIL FILE NUMBER14-0997	
COUNCIL APPROVAL DATE August 20, 2014	LAST DAY FOR MAYOR TO ACTSEP 0 2 2014
ORDINANCE TYPE: Ord of IntentX_Zoning	Personnel General
ImprovementLAMCLAACC	U or Var Appeals - CPC No
SUBJECT MATTER: ZONE CHANGE REQUEST FOR 8935 ORION AVENUE	
	APPROVED DISAPPROVED
PLANNING COMMISSION	APPROVED DISAPPROVED RECEIVED
DIRECTOR OF PLANNING	
CITY ATTORNEY	
CITY ADMINISTRATIVE OFFICER	
OTHER	RECEIVED OLERK'S OFFICE WG 27 PM 1: 35 NTY OLERK DEPUTY
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	AUG 2 7 2014
DATE OF MAYOR APPROVAL, DEEMED APPROVED OF	R *VETO JECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b) (c)
*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OB.	JECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b) (c)
(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)	
DATE RECEIVED FROM MAYORAUG 27 2014	ORDINANCE NO. 183193
DATE PUBLISHED DATE POSTED	AUG 2 8 2014 EFFECTIVE DATE OCT - 7 2014
ORD OF INTENT: HEARING DATE	ASSESSMENT CONFIRMATION
ORDINANCE FOR DISTRIBUTION: YES NO	

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MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a zone change request for 8935 Orion 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. 14-0997 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-2013-3601-MND] filed on February 21, 2014.
- 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 proposed construction of a 33-unit, three story, 45 feet in height apartment building, subject to modified Conditions of Approval, for property located at 8935 Orion 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 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: John R. Donaldson, JV Orion LLC

Representative: Ken Stockton, Ken Stockton Architects, Inc.

Case No. APCNV-2013-3600-ZC

<u>Fiscal Impact Statement</u>: 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 - OCTOBER 23, 2014

Summary:

At the public hearing held on August 12, 2014, the Planning and Land Use Management Committee considered a zone change request at 8935 Orion Avenue. 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 proposed construction of a 33-unit, three story, 45 feet in height apartment building, subject to modified Conditions of Approval, for property located at 8935 Orion 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

MEMBER

VOTE

HUIZAR

YES

CEDILLO

ABSENT

ENGLANDER

YES

ea 14-0997_rpt_plum_8-12-14

ADOPTED

-NOT OFFICIAL UNTIL COUNCIL ACTS-

AUG 2 0 2014

LOS ANGELES CITY COUNCIL