

CITY OF LOS ANGELES

CALIFORNIA

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When making inquiries relative to
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Council File No.



ERIC GARCETTI
MAYOR

Office of the
CITY CLERK

Council and Public Services
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Los Angeles, CA 90012
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SHANNON HOPPE
Division Manager

www.cityclerk.lacity.org

December 11, 2014

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 14-1439, at its meeting held December 3, 2014.



City Clerk
wrq

TIME LIMIT FILES
ORDINANCES

Mayor's Time Stamp
OFFICE OF THE MAYOR
RECEIVED
2014 DEC -5 PM 1:17
CITY OF LOS ANGELES

City Clerk's Time Stamp
2014 DEC -5 PM 1:08
CITY CLERK
BY _____
DEPUTY

COUNCIL FILE NUMBER 14-1439 COUNCIL DISTRICT 3

COUNCIL APPROVAL DATE December 3, 2014 LAST DAY FOR MAYOR TO ACT DEC 15 2014

ORDINANCE TYPE: Ord of Intent Zoning Personnel General
 Improvement LAMC LAAC CU or Var Appeals - CPC No. _____

SUBJECT MATTER: ZONE CHANGE REQUEST AT 20424 AND 20432 WEST STAGG STREET

	APPROVED	DISAPPROVED	BY
PLANNING COMMISSION	<u>X</u>	_____	CITY CLERK DEPUTY
DIRECTOR OF PLANNING	_____	_____	
CITY ATTORNEY	_____	_____	
CITY ADMINISTRATIVE OFFICER	_____	_____	
OTHER	_____	_____	
	_____	_____	

RECEIVED
CITY CLERK'S OFFICE
2014 DEC -9 PM 2:07

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO DEC 09 2014
(*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 DEC - 9 2014 ORDINANCE NO. 183314
DATE PUBLISHED _____ DATE POSTED DEC 11 2014 EFFECTIVE DATE JAN 20 2015
ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____
ORDINANCE FOR DISTRIBUTION: YES NO

11/26/14

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MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a zone change request at 20424 and 20432 West Stagg 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. 14-1439 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-2014-936-MND] filed on June 27, 2014.
- 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 RA-1 to (T)(Q)RD6-1, subject to Conditions of Approval, for the proposed construction of six, two-story single-family residential dwellings, located at 20424 and 20432 West Stagg 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 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: Stagg Village, LLC; Brenda Bischak
Representative: EZ Permits, LLC; Sean Nguyen

Case No. APCSV-2014-937-ZC-ZV-ZAA

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - JANUARY 21, 2015

(LAST DAY FOR COUNCIL ACTION - JANUARY 21, 2015)

Summary:

At the public hearing held on November 4, 2014, the Planning and Land Use Management Committee considered a zone change request at 20424 and 20432 West Stagg Street. 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 RA-1 to (T)(Q)RD6-1, subject to Conditions of Approval, for the proposed construction of six, two-story single-family residential dwellings, located at 20424 and 20432 West Stagg Street. 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

ea
14-1439_rpt_plum_11-4-14



Report and Findings
ADOPTED

-NOT OFFICIAL UNTIL COUNCIL ACTS-

NOV 26 2014

LOS ANGELES CITY COUNCIL

ORD
ADOPTED ORDINANCE OVER TO *Dec 3, 2014*

DEC - 3 2014

LOS ANGELES CITY COUNCIL

FORTHWITH