

CITY OF LOS ANGELES
CALIFORNIA

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MAYOR

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

February 14, 2013

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 12-1765,
at its meeting held February 6, 2013.

City Clerk

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TIME LIMIT FILES
ORDINANCES

Mayor's Time Stamp
OFFICE OF THE MAYOR
RECEIVED
2013 FEB -8 PM 1:20
CITY OF LOS ANGELES

City Clerk's Time Stamp
CITY CLERK'S OFFICE
2013 FEB -8 PM 1:20
CITY CLERK
BY _____ DEPUTY

COUNCIL FILE NUMBER 12-1765 COUNCIL DISTRICT 3
 COUNCIL APPROVAL DATE FEBRUARY 6, 2013 LAST DAY FOR MAYOR TO ACT FEB 19 2013
 ORDINANCE TYPE: Ord of Intent Zoning Personnel General
 Improvement LAMC LAAC CU or Var Appeals - CPC No. _____

SUBJECT MATTER: A ZONE CHANGE AT 18837 WEST TOPHAM STREET

	APPROVED	DISAPPROVED	BY	RECEIVED
PLANNING COMMISSION	<u>X</u>	_____	CITY CLERK DEPUTY	2013 FEB 12 PM 4:01 CITY CLERK'S OFFICE
DIRECTOR OF PLANNING	<u>X</u>	_____		
CITY ATTORNEY	_____	_____		
CITY ADMINISTRATIVE OFFICER	_____	_____		
OTHER	_____	_____		

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO FEB 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 FEB 12 2013 ORDINANCE NO. 182442
 DATE PUBLISHED _____ DATE POSTED FEB 14 2013 EFFECTIVE DATE MAR 26 2013

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: YES NO

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1/22/13

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 12-1765

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE relative to a zone change at 18837 West Topham 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. 12-1765 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-2012-882-MND].
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-K to (T)(Q)RD3-1-K for the demolition of a single family dwelling and subsequent construction of four new single family dwellings each two stories in height on an approximately 12,737 square foot lot for property at 18837 West Topham Street, subject to Conditions of Approval.

Applicant: FM Construction and Engineering
Representative: Leonard Yaghoobi

APCSV-2012-881-ZC

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.

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 - FEBRUARY 6, 2013

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 6, 2013)

JAN 30 2013 - CONTINUED TO Feb 6, 2013

Summary:

At the public hearing held on January 8, 2013, the Planning and Land Use Management Committee considered a zone change request at 11837 West Topham Street. After an opportunity for public comment, the Committee recommended that Council approve the report and recommendations of the SVAPC relative to the Mitigated Negative Declaration and Ordinance effecting a zone change from RA-1-K to (T)(Q)RD3-1-K for the demolition of a single family dwelling and subsequent construction of four new single family dwellings each two stories in height on an approximately 12,737 square foot lot for property at 18837 West Topham Street, subject to Conditions of Approval. 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



JAN 22 2013 - CONTINUED TO Jan. 30, 2013

ADOPTED

FEB 06 2013

LOS ANGELES CITY COUNCIL

<u>MEMBER</u>	<u>VOTE</u>
REYES:	ABSENT
HUIZAR:	YES
ENGLANDER:	YES

SG:ea
CD 3
1/10/13
12-1765_rpt_plum_1-8-13

- Not Official Until Council Acts -

MAYOR WITH FILE