

CITY OF LOS ANGELES

CALIFORNIA



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MAYOR

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HOLLY L. WOLCOTT
Interim City Clerk

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

March 14, 2014

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 14-0194,
at its meeting held March 5, 2014.



City Clerk
srb

TIME LIMIT FILES
ORDINANCES

Mayor's Time Stamp
 OFFICE OF THE MAYOR
 2014 MAR -7 PM 4:20
 CITY OF LOS ANGELES

City Clerk's Time Stamp
 CITY CLERK'S OFFICE
 2014 MAR -7 PM 4:16
 CITY CLERK
 BY _____ DEPUTY

COUNCIL FILE NUMBER 14-0194 COUNCIL DISTRICT 10

COUNCIL APPROVAL DATE March 5, 2014 LAST DAY FOR MAYOR TO ACT MAR 17 2014

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

SUBJECT MATTER: GENERAL PLAN AMENDMENT, ZONE AND HEIGHT DISTRICT CHANGE FOR PROPERTY AT 3525 WEST 8TH STREET

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

RECEIVED
CITY CLERK'S OFFICE
2014 MAR 13 AM 10:33

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO MAR 12 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 MAR 13 2014 ORDINANCE NO. 182942
 DATE PUBLISHED _____ DATE POSTED MAR 14 2014 EFFECTIVE DATE APR 23 2014
 ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____
 ORDINANCE FOR DISTRIBUTION: YES NO

File No. 14-0194

NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, zone and height district change for property at 3525 West 8th 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 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. 14-0194 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 Negative Declaration [ENV-2012-2895-ND].
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and the LACPC APPROVING the proposed General Plan Amendment to the Wilshire Community Plan from High Medium Density Residential to Neighborhood Commercial Land Use Designation for the parcels located at lots 77 and 115 of Tract 2189, for property at 3525 West 8th Street, with no proposed development project for the subject site.
4. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, effecting a zone change and height district change from R3-2 and R4-2 (multiple family dwelling zone) to (Q)C2-1 (Neighborhood Commercial zone) for lots 77 and 115 of Tract 2189 and amending Ordinance No. 180559 to delete "Q" qualified condition No. 1c and to modify "Q" qualified condition No. 9, subject to Conditions of Approval.
5. REMOVE (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
6. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
7. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.
8. 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.
9. 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 LACPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - APRIL 27, 2014

(LAST DAY FOR COUNCIL ACTION - APRIL 25, 2014)

Summary:

At the public hearing held on February 25, 2014, the Planning and Land Use Management Committee considered a General Plan Amendment, zone change and height district change from R3-2 and R4-2 (multiple family dwelling zone) to (Q)C2-1 (Neighborhood Commercial zone) for the Wilshire Community Plan from High Medium Density Residential to Neighborhood Commercial Land Use Designation lots 77 and 115 of Tract 2189 and amending Ordinance No. 180559 to delete "Q" qualified condition No. 1c and to modify "Q" qualified condition No. 9, subject to modified Conditions of Approval. This matter is now forwarded to Council for its consideration.

As indicated in Recommendation No. 7 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

ADOPTED

MAR 05 2014

LOS ANGELES CITY COUNCIL

TO THE MAYOR FORTHWITH



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

EA
14-0194_rpt_plum_2-25-14

-NOT OFFICIAL UNTIL COUNCIL ACTS-

MAYOR WITH FILE

RESOLUTION

WHEREAS, the subject property is located in the Wilshire Community Plan area, adopted by the City Council on September 19, 2001; and

WHEREAS, the City Planning Commission approved the requested Zone Change from R3-2 and R4-2 to (Q) C2-1 for lots 77 (736 S. Oxford) and 115 (739 S. Serrano) of Tract 2189; and

WHEREAS, the City Planning Commission approved the requested Height District Change from 2 to 1 for lots 77 (736 S. Oxford) and 115 (739 S. Serrano) of Tract 2189; and

WHEREAS, the City Planning Commission on November 21, 2013 approved a General Plan Amendment to amend the land use designation in the Wilshire Community Plan Land Use Map from High Medium Density Residential to Neighborhood Commercial Land Use Designation, for the parcels located at lots 77 (736 S. Oxford) and 115 (739 S. Serrano) of Tract 2189 and recommended approval by the City Council of a General Plan Amendment; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purposes of the adopted Wilshire Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, pursuant to the City Charter and ordinance provisions, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the subject project has had a Negative Declaration, ENV-2012-2895-ND prepared in accordance with the City's Guidelines for the implementation of the California Environmental Quality Act; and

WHEREAS, evidence, both written and oral, was duly presented to and considered by the City Planning Commission at the aforesaid public hearing, including but not limited to a staff report, exhibits, appendices, and public testimony; and

NOW, THEREFORE, BE IT RESOLVED, that the Wilshire Community Plan be amended as shown on the attached General Plan Amendment map.

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF MAR 05 2014
BY A MAJORITY OF ALL ITS MEMBERS.



HOLLY L. WOLCOTT
INTERIM CITY CLERK

BY [Signature]
DEPUTY