

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a zone change request for 17320-17344 West Vanowen Street and 6738 North Andasol 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. 14-1154 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-2013-3468-MND] filed on February 14, 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)RD3-1 for the portion of the site with the Low Medium I Residential land use designation (17320, 17330 and 17344 Vanowen Street) and from RA-1 to (T)(Q)R1-1 for the site with the Low Residential land use designation (6738 North Andasol Avenue), subject to modified Conditions of Approval, for property located at 17320-17344 West Vanowen Street and 6738 North Andasol 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 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.

Applicant: Applicant: Eric Borstein, Albor Properties, LP

Representative: Brad Porter, WestCal Property Group, Inc.

Case No. APCSV-2013-3467-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 - NOVEMBER 17, 2014

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 14, 2014)

Summary:

At the public hearing held on September 9, 2014, the Planning and Land Use Management Committee considered a zone change request at 17320-17344 West Vanowen Street and 6738 North Andasol 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 RA-1 to (T)(Q)RD3-1 for the portion of the site with the Low Medium I Residential land use designation (17320, 17330 and 17344 Vanowen Street) and from RA-1 to (T)(Q)R1-1 for the site with the Low Residential land use designation (6738 North Andasol Avenue), subject to modified 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

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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-