

MITIGATED NEGATIVE DECLARATION and COMMUNICATION FROM CHAIR, PLANNING AND LAND USE COMMITTEE, and ORDINANCE FIRST CONSIDERATION relative to a zone change request for 15230 Parthenia 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. 14-1581 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-2014-1659-MND] filed on June 20, 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 zone changes from [Q]C2-1VL to (T)(Q)RAS4-1VL and from RS-1 to (T)(Q)R3-1 for the proposed construction of a 41-unit residential apartment building, comprised of four levels of residential uses and partial parking use on the ground-floor, over one level of subterranean parking, with a maximum height 45-feet, located on two lots totaling 24,503 square feet in area, subject to Conditions of Approval, for property located at 15230 Parthenia 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 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: 15236 Parth, LLC - Al Leibovic

Representative: Eric Lieberman

Case No. CPC-2014-1658-ZC-ZV-ZAA

Fiscal Impact Statement: 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 - FEBRUARY 12, 2015

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 11, 2015)

Summary:

At the public hearing held on December 9, 2014, the Planning and Land Use Management Committee considered zone changes from [Q]C2-1VL to (T)(Q)RAS4-1VL and from RS-1 to (T)(Q)R3-1 for the construction of a 41-unit residential apartment building, comprised of four levels of residential uses and partial parking use on the ground-floor, over one level of subterranean parking, with a maximum height 45-feet, located on two lots totaling 24,503 square feet in area, subject to Conditions of Approval, for property located at 15230 Parthenia 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,

COUNCILMEMBER JOSE HUIZAR, CHAIR
PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-