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CITY CLERK

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CALIFORNIA

OFFICE OF THE
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When making inquiries relative to
this matter, please refer to the
Council File No.: [18-0029](#)

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

February 7, 2018

Council File No.: [18-0029](#)

Council Meeting Date: February 06, 2018

Agenda Item No.: 5

Agenda Description: MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and ORDINANCES FIRST CONSIDERATION relative to a Vesting Zone Change and Building Line Removal for the property located at 14301-14333 W. Ventura Boulevard, 14244-14264 W. Moorpark Street, and 4372, 4392 N.Tyrone Avenue.

Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, AND ORDINANCES - ADOPTED

Council Vote:

YES	BLUMENFIELD	YES	HARRIS-DAWSON	YES	O'FARRELL
YES	BONIN	YES	HUIZAR	YES	PRICE
YES	BUSCAINO	YES	KORETZ	YES	RODRIGUEZ
YES	CEDILLO	YES	KREKORIAN	YES	RYU
YES	ENGLANDER	YES	MARTINEZ	YES	WESSON

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Pursuant to Charter/Los Angeles Administrative Code Section(s): 250

FILE SENT TO MAYOR:

LAST DAY FOR MAYOR TO ACT:

APPROVED

***DISAPPROVED**

***VETO**

Mayor

DATE SIGNED

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCES FIRST CONSIDERATION relative to a Vesting Zone Change and Building Line Removal for the property located at 14301-14333 West Ventura Boulevard, 14244-14264 West Moorpark Street, and 4372, 4392 North Tyrone Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in MND No. ENV-2016-3925-MND, adopted on October 12, 2017 (under Case No. VTT-74577), with mitigation measures and the MMP prepared for the MND, and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent environmental impact report, negative declaration, nor addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated November 16, 2017, effectuating a Vesting Zone Change from C2-1VL and [Q]P-1VL to (T)(Q)C2-1VL for the development of an approximate 74,024 square-foot, two-story, mixed-commercial building with two levels of subterranean parking, surface parking, a loading area at the rear, with new landscaping around the site, consisting of a 44,729 square-foot podium-style grocery store and 2,052 square-foot outdoor patio on the second level, with grade level uses consisting of 20,200 square feet of multi-tenant retail space, 4,900 square feet of restaurant space (ancillary to grocery store), and 4,195 square feet of office space, 32 feet in height except for a rear portion of the building which will be 38 feet 10 inches, providing a total of 325 vehicles spaces and 75 bicycles spaces, with the grocery store operating 24 hours a day, and restaurant hours from 6:00 a.m. to 11:00 p.m., including a proposed 3,000 square-foot dog park at the rear of the site, with the remaining structures on site to be demolished, with nine trees to be removed and eight trees to be relocated from the property frontage (non-protected 17 street trees), with approximately 69,600 cubic yards of grading and export to occur, and all related parcels and a portion of the alley to be merged as one parcel, for the property located at 7714301-14333 West Ventura Boulevard, 14244-14264 West Moorpark Street, and 4372, 4392 North Tyrone Avenue, subject to Conditions of Approval as modified by PLUM Committee on January 30, 2018 to revise the condition related to hours of operation, to allow for grocery store customer hours from 6 a.m. to 12 a.m.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated November 16,

2017, for a Building Line Removal of 15-feet along the subject frontage on Moorpark Street as established by Ordinance No. 97921.

5. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q 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.

6. ADVISE the applicant that, pursuant to 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: 14311 Ventura Development, LLC

Representative: Brett Wood

Case No. CPC-2016-3924-VZC-SPE-BL-SPR-CU-CUB-SPP

Environmental No. ENV-2016-3925-MND

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 9, 2018

(LAST DAY FOR COUNCIL ACTION - MARCH 28, 2018)

Summary:

At a regular meeting held on January 30, 2018, the PLUM Committee considered a draft Ordinances for a Vesting Zone Change for the property located at 14301-14333 West Ventura Boulevard, 14244-14264 West Moorpark Street, and 4372, 4392 North Tyrone

Avenue. Staff from the Department of City Planning provided background information on the project. A Representative for the Applicant provided additional comments and requested for a modification to the Conditions of Approval relative to hours of operation. A Representative for Council District Four recommended the modification to the Conditions of Approval relative to hours of operation. to After an opportunity for public comment, the Committee recommended to approve the Vesting Zone Change and Building Line Removal for the project with the proposed modifications. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	ABSENT
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-