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Office of the City Clerk, City of Los Angeles

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Council File Number
05-2628

Title
1411 NORTH HIGHLAND AVENUE / VESTING ZONE CHANGE

Subject
Communication from the Los Angeles City Planning Commission, dated November 29, 2005, and an ordinance relative to: CASE NO. CPC 2005-3417 VZC Location: 1411 North Highland Avenue Council District: No. 4 Plan Area: Hollywood Request(s): Vesting Zone Change from C2-1-SN to (T)(Q)RAS4-1-SN. Applicant: D.S. Ventures, LLC

Last Change Date
02/24/2006

Council District
4

Initiated by
Los Angeles City Planning Commission

Archive History

11-30-05 - For ref
12-1-05 - Ref to Planning and Land Use Management Committee
12-1-05 - File to Planning and Land Use Management Committee Clerk
1-19-06 - Set for Planning and Land Use Management Committee on January 24, 2006
1-24-06 - Planning and Land Use Management Committee Disposition - Approved
2-1-06 - Council Action - Planning and Land Use Management Committee report ADOPTED, 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 lead agency City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 05-2628 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 2005-3144 MND].
2. ADOPT the FINDINGS of the City Planning Commission as the Findings of the City Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the City Planning Commission, effecting a Vesting Zone Change from C2-1-SN to (T)(Q)RAS4-1-SN, subject to Conditions of Approval for the proposed construction of a mixed-use project consisting of 56 new multi-family condominium units and up to 6,800 square-feet of ground floor commercial uses in a building of approximately 65 feet in height, including four residential floors above ground floor retail use. Parking will be provided within an enclosed parking garage at grade and in two subterranean levels. Parking associated with the retail uses will be provided at grade level and parking for the residential units will be provided in the subterranean parking levels. A total of 99 on-site parking spaces will be provided. The site is 30,618 net square feet in area for the property at 1411 North Highland Avenue.
Applicant: D.S. Ventures, LLC CPC 2005-3417 VZC
Said rezoning shall be subject to the "Q" Qualified classification zone limitations substantially as shown on the sheet(s) attached to the Committee report.
4. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Committee report.
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 - Ordinance ADOPTED - Findings ADOPTED - Mitigated Negative Declaration ADOPTED
2-2-06 - File to Mayor for signature FORTHWITH
2-16-06 - File to Calendar Clerk
2-23-06 - File to Planning and Land Use Management Committee Clerk OK
2-24-06 - File in files