

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

05-2379

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
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HELEN GINSBURG
Chief, Council and Public Services Division

CD 7

PLEASE SEE ADDITIONAL
NOTIFICATIONS

January 3, 2006

Councilmember Padilla
City Planning Department
Attn: Mark Lopez (w/copy of Ordinance)
cc: Director of Planning
cc: Geographic Information Section
Attn: Fae Tsukamoto
Bureau of Engineering,
Land Development Group

Department of Transportation,
Traffic/Planning Sections
Department of Building & Safety,
c/o Zoning Coordinator
cc: Residential Inspection Unit
Bureau of Street Lighting,
"B" Permit Section
Fire Department

RE: ZONE CHANGE FOR PROPERTY AT 12712-24 1/2 NORTH BRADLEY AVENUE

At the meeting of the Council held December 13, 2005, the following action
was taken:

Attached report adopted.....	X
FORTHWITH.....	
To the Mayor FORTHWITH	
Ordinance adopted.....	X
Ordinance number.....	177221
Posted date.....	12-30-05
Effective date.....	02-08-06
Mayor vetoed.....	
Mayor approved.....	12-21-05
Findings adopted.....	X
Mitigated Negative Declaration adopted.....	X

City Clerk
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TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 05-2379

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

	<u>Yes</u>	<u>No</u>
Public Comments	<u>XX</u>	<u>—</u>

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to Zone Change for property at 12712-24½ North Bradley 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 lead agency City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 05-2379 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 2004-3379 MND].
2. ADOPT the FINDINGS of the North Valley Area Planning Commission (NVAPC) as the Findings of the City Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the NVAPC, effecting a Zone Change, incident to subdivision, from R1-1 to (T)(Q)RD3-1 to allow 24 condominium units for the property at 12712-24½ North Bradley Avenue, subject to Conditions of Approval.

Applicant: Ariel Preminger, Owner/Applicant
Harvey Goodman, Representative

APCNV 2004-3382 ZC ZAA

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.

Fiscal Impact Statement: The Planning Department reports that there is no General Fund impact, as administrative costs are recovered through fees.

TIME LIMIT FILE - FEBRUARY 1, 2006

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 1, 2006)

Summary:

At its meeting held November 22, 2005, the Planning and Land Use Management Committee recommended that Council approve the accompanying Ordinance effecting the Zone Change, incident to subdivision, from R1-1 to (T)(Q)RD3-1 to allow 24 condominium units for the property at 12712-24½ North Bradley Avenue, subject to Conditions of Approval.

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>
REYES:	ABSENT
WEISS:	YES
CARDENAS:	YES

Handwritten signatures of Tony Cardenas and another member.

BG:ys
 12-1-05
 Enc: APCNV 2004-3382 ZC ZAA
 Ordinance
 CD 7
 Attachment: "Q" and "T" Conditions of Approval

#052379

Report and Ordinance
ADOPTED

DEC 13 2005

LOS ANGELES CITY COUNCIL
Findings Adopted
Mitigated Negative Declaration Adopted

CF 05-2379
APCNV 2004-3382 ZC ZAA

Ariel Preminger
18425 Burbank Bl., #515
Tarzana, CA 91356

Harvey Goodman
834 17th St., Unit #5
Santa Monica, CA 90403

MAILED 11-22-05 P&LUM
AGENDA ON 11-18-05
BY _____