

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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City Clerk

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KONRAD CARTER
Acting Chief, Council and Public Services
Division

www.cityclerk.lacity.org

July 28, 2009

To All Interested Parties:

The City Council adopted the action(s), as attached, under

Council file No. 09-1529, at its meeting held July 15, 2009.

City Clerk
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TIME LIMIT FILES
ORDINANCES

Mayor's Time Stamp
OFFICE OF THE MAYOR
RECEIVED
2009 JUL 17 PM 2:21
CITY OF LOS ANGELES

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City Clerk's Time Stamp
CITY CLERK'S OFFICE
2009 JUL 17 PM 2:16
CITY CLERK
BY _____ DEPUTY

COUNCIL FILE NUMBER 09-1529 COUNCIL DISTRICT 5

COUNCIL APPROVAL DATE July 15, 2009 LAST DAY FOR MAYOR TO ACT JUL 27 2009

ORDINANCE TYPE: Ord of Intent Zoning Personnel General
 Improvement LAMC LAAC CU or Var Appeals - CPC No. _____

SUBJECT MATTER: A ZONE CHANGE FROM [Q]C2-1VL AND [Q]C1.5-1VL TO [T][Q]C2-1VL FOR THE PROPOSED CONSTRUCTION, REMODELING, RENOVATION OF AN EXISTING 332,574 SQUARE FOOT COMMERCIAL CENTER (BEVERLY CONNECTION) THAT WILL INCREASE THE FLOOR AREA TO 345,540 SQUARE FEET WITH A MAXIMUM HEIGHT OF 45-FEET. THE PROJECT WILL INCLUDE REPLACEMENT OF NEW RETAIL BUILDING ON BEVERLY BOULEVARD (FORMER MOVIE THEATER SPACE), CONVERSION OF OFFICE SPACE TO RETAIL SPACE, RECONFIGURATION OF TENANT SPACE, AND OTHER INTERIOR TENANT IMPROVEMENTS. THE PROJECT SITE IS 423,206 SQUARE FEET AND LOCATED AT 100 NORTH LACIENEGA BOULEVARD

	APPROVED	DISAPPROVED	BY
PLANNING COMMISSION	<u>X</u>	_____	CITY CLERK DEPUTY
DIRECTOR OF PLANNING	_____	_____	
CITY ATTORNEY	_____	_____	
CITY ADMINISTRATIVE OFFICER	_____	_____	
OTHER	_____	_____	

RECEIVED
CITY CLERK'S OFFICE
2009 JUL 24 AM 10:21

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO JUL 23 2009
(*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b) (c))

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)
180800

DATE RECEIVED FROM MAYOR JUL 24 2009 ORDINANCE NO. _____
DATE PUBLISHED _____ DATE POSTED JUL 27 2009 EFFECTIVE DATE SEP 05 2009
ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____
ORDINANCE FOR DISTRIBUTION: YES NO

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 09-1529

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE relative to a Zone Change at 100 North LaCienega Boulevard.

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 in the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 09-1529 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 2009-109 MND].
2. ADOPT the FINDINGS of the City Planning Commission (CPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the CPC, effecting a Zone Change from [Q]C2-1VL and [Q]C1.5-1VL to [T][Q]C2-1VL for the proposed construction, remodeling, renovation of an existing 332,574 square foot commercial center (Beverly Connection) that will increase the floor area to 345,540 square feet with a maximum height of 45-feet. The project will include replacement of new retail building on Beverly Boulevard (former movie theater space), conversion of office space to retail space, reconfiguration of tenant space, and other interior tenant improvements. The project site is 423,206 square feet and located at 100 North LaCienega Boulevard, subject to Conditions of Approval. (The CPC also approved Conditional Use Permits and, Shared Parking, and waived street widening requirements along LaCienega Boulevard, Beverly Boulevard, and 3rd Street as required by the Bureau of Engineering.)

Applicant: Bevcon I, LLC CPC 2009-0113 VZC-CUB-CU-ZAD
 Representative: Craig Lawson & Co., Katherine Casey
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 CPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - SEPTEMBER 21, 2009

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 11, 2009)

Summary:

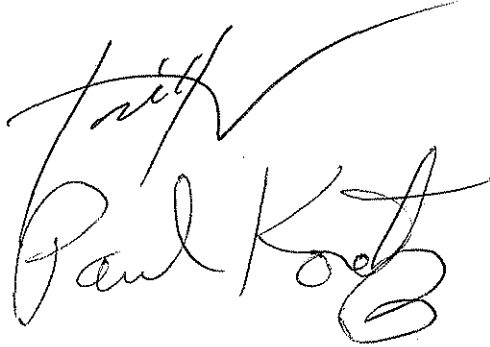
At the public hearing held on July 7, 2009, the Planning and Land Use Management Committee considered and recommended that Council approve the report and recommendations of the CPC relative to Mitigated Negative Declaration and Ordinance effecting a Zone Change from [Q]C2-1VL and [Q]C1.5-1VL to [T][Q]C2-1VL for the proposed construction, remodeling, renovation of an existing 332,574 square foot commercial center (Beverly Connection) that will increase the floor area to 345,540 square feet with a maximum height of 45-feet. The project will include replacement of new retail building on Beverly Boulevard (former movie theater space), conversion of office space to retail space, reconfiguration of tenant space, and other interior tenant improvements. The project site is 423,206 square feet and located at 100 North LaCienega Boulevard, subject to Conditions of Approval. (The CPC also approved Conditional Use Permits and, Shared Parking, and waived street widening requirements along LaCienega Boulevard, Beverly Boulevard, and 3rd Street as required by the Bureau of Engineering.)

As indicated in Recommendation No. 5 and pursuant to Section 12.32-G 3 of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

". . . the Council may decide to impose a permanent "Q" Condition . . . identified on the zone change map by the symbol Q in brackets . . . There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed."

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	YES
KORETZ:	YES

BG:ys
CD 5

Attachments: Ordinance
[T] Conditions of Approval

09-1529_rpt_plum_07-08-09

ADOPTED

JUL 15 2009

LOS ANGELES CITY COUNCIL

- Not Official Until Council Acts -

MAYOR WITH FILE