

CITY OF LOS ANGELES  
CALIFORNIA

**HOLLY L. WOLCOTT**  
City Clerk

**GREGORY R. ALLISON**  
Executive Officer

When making inquiries relative to  
this matter, please refer to the  
Council File No.



**ERIC GARCETTI**  
MAYOR

Office of the  
CITY CLERK

**Council and Public Services**  
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**SHANNON HOPPE**  
Division Manager

[clerk.lacity.org](http://clerk.lacity.org)

February 26, 2015

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 15-0015, at its meeting held February 17, 2015.

City Clerk  
wrq

TIME LIMIT FILES  
ORDINANCES

OFFICE OF THE  
Mayor's Time Stamp  
RECEIVED  
2005 FEB 18 PM 12:37  
CITY OF LOS ANGELES

City Clerk's Time Stamp  
CITY CLERK'S OFFICE  
2015 FEB 18 PM 12:33  
CITY CLERK  
BY \_\_\_\_\_  
DEPUTY

COUNCIL FILE NUMBER 15-0015 COUNCIL DISTRICT 2

COUNCIL APPROVAL DATE February 17, 2015 LAST DAY FOR MAYOR TO ACT MAR 02 2015

ORDINANCE TYPE:  Ord of Intent  Zoning  Personnel  General

Improvement  LAMC  LAAC  CU or Var Appeals - CPC No. \_\_\_\_\_

SUBJECT MATTER: ZONE CHANGE REQUEST FOR 11430-11436 WEST HATTERAS STREET

	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  
2015 FEB 24 AM 8:49

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR \*VETO FEB 20 2015  
(\*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)**

DATE RECEIVED FROM MAYOR FEB 24 2015 ORDINANCE NO. 183449

DATE PUBLISHED \_\_\_\_\_ DATE POSTED FEB 26 2015 EFFECTIVE DATE APR - 7 2015

ORD OF INTENT: HEARING DATE \_\_\_\_\_ ASSESSMENT CONFIRMATION \_\_\_\_\_

ORDINANCE FOR DISTRIBUTION: YES  NO

MITIGATED NEGATIVE DECLARATION, COMMUNICATION FROM MEMBER, PLANNING AND LAND USE MANAGEMENT COMMITTEE and ORDINANCE FIRST CONSIDERATION relative to a zone change request for 11430-11436 West Hatteras 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. 15-0015 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-2014-2530-MND] filed on November 10, 2014.
2. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the SVAPC, effecting a zone change from the requested C2-1 to (T)(Q)RAS4-1, subject to revised Conditions of Approval, for the proposed development of a new six-story, mixed-use project consisting of five residential floors, 28 residential units over 1,500 square feet of ground floor commercial and 1.5 levels of subterranean parking, located at 11430-11436 West Hatteras 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 fes 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: Arnold F. Paredes, Hatteras Holding, LLC  
Representative: Kamran Kazemi, Tala Associates

Case No. APCSV-2014-2529-ZC

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

Community Impact Statement: None submitted.

**TIME LIMIT FILE - APRIL 6, 2015**

**(LAST DAY FOR COUNCIL ACTION - APRIL 1, 2015**

Summary:

At the public hearing held on February 3, 2015, Planning and Land Use Management Committee considered a zone change request at 11430-11436 West Hatteras Street. After an opportunity for public comment, the Committee recommended that Council approve the report recommendations of the SVAPC relative to Mitigated Negative Declaration and Ordinance effecting a zone change from the requested C2-1 to (T)(Q)RAS4-1, subject to revised Conditions of Approval, for the proposed development of a new six-story, mixed-use project consisting of five residential floors, 28 residential units over 1,500 square feet of ground floor commercial and 1.5 levels of subterranean parking, for property located at 11430-11436 West Hatteras 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 MITCHELL ENGLANDER, MEMBER  
PLANNING AND LAND USE MANAGEMENT COMMITTEE

*RPT & ORD*  
**ADOPTED**  
FEB 17 2015  
LOS ANGELES CITY COUNCIL

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

ea  
15-0015\_rpt\_plum\_2-3-15

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**