

TRANSMITTAL TO CITY COUNCIL

Case No. APCSV-2013-2365- ZC-CDO	Planning Staff Name(s) and Contact No. Thomas Henry (818) 374-5061	C.D. No. 3
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Related Case No(s). None	Last Day to Appeal JUN 05 2014
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Location of Project (Include project titles, if any.)

7108 N. Amigo Avenue and 18561 W. Gault Street

The demolition of a single-family dwelling, and the construction of a 25-unit apartment building consisting of three stories (2 residential levels over 50 at grade parking spaces), 45-feet in height on a 20,000 square-foot lot.

Applicant(s) and Representative(s) Name(s) and Contact Information, if available.

Athena Novak, AHN Associates
818-906-7449

Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.

Not Applicable

Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

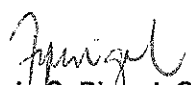
1. Approved and recommended that the City Council, pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 approve a Zone Change from [Q] R1-2D-CDO (One-Family Dwelling Zone) to (T)(Q)RAS3-2D-CDO (Residential Accessory Zone) for the subject property, with the attached Conditions of Approval.
2. Approved a Community Design Overlay Plan Approval for the construction of a new 25-unit apartment building within the Reseda Central Business District Community Design Overlay district;
3. Modified and adopted the Mitigated Negative Declaration No. ENV-2013-2366-MND with modification to remove Mitigation V1-70, Liquefaction.
4. Adopted the attached Findings.
5. Advised 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.

Items Appealable to Council

Zone Change

Fiscal Impact Statement <small>"If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No.: 2013-2366-MND	Commission Vote: 5-0
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- In addition to this transmittal sheet, City Clerk needs:
- (1) One original & two copies of the Commission, Zoning Administrator or Director of Planning Determination
 - (2) Staff recommendation report
 - (3) Appeal, if applicable;
 - (4) Environmental document used to approve the project, if applicable;
 - (5) Public hearing notice;
 - (6) Commission determination mailing labels
 - (7) Condo projects only: 2 copies of Commission Determination mailing labels (includes project's tenants) and 500 foot radius mailing list

 Fely C. Pingol, Commission Executive Assistant South Valley Area Planning Commission	<p>DATE: MAY 16 2014</p>
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Felicidad Pingol <felicidad.pingol@lacity.org>

APCSV 2013-2365-ZC-CDO & APCSV-2013-1388-ZC-CDO

Felicidad Pingol <felicidad.pingol@lacity.org>

Tue, May 13, 2014 at 2:45 PM

To: athenanvk@aol.com

Cc: Tom Henry <tom.henry@lacity.org>, Iris Fagar-Awakuni <Iris.Fagar-Awakuni@lacity.org>

Hi Athena,

FYI, I'm almost done processing the determination letters for the above cases heard by the South Valley Area Planning Commission on March 13, 2014.

I need a letter from you (via e-mail) waiving the 20-day appeal period so we can move forward and these two cases to City Clerk's Office to be scheduled for PLUM.

If you have any questions, please call me at 213-978-1294 or e-mail me back at felicidad.pingol@lacity.org.

Thanks.

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Fely C. Pingol
Commission Executive Assistant
**Cultural Heritage Commission/
South Valley Area Planning Commission/
Harbor Area Planning Commission**
Room 272, City Hall
Tel. No. 213-978-1294

athenanvk@aol.com <athenanvk@aol.com>

Wed, May 14, 2014 at 1:34 PM

To: felicidad.pingol@lacity.org

Hello Felly:

I will get you the letter today... Thank you so much! Best always, Athena Novak

[Quoted text hidden]

athenanvk@aol.com <athenanvk@aol.com>

Thu, May 15, 2014 at 10:02 AM

To: felicidad.pingol@lacity.org

Hello Felly:

Find attached the requested letter... If you need any additional information please let me know soonest... Is there and estimated time that we may be going in front of PLUM?

Best,
Athena

[Quoted text hidden]

A.H.N. & Associates
4924 Balboa Blvd., suite 518
Encino, CA 91316
Phone. (818) 906-7449

May 15, 2014

South Valley Planning Commission
200 North Spring Street Room 272
Los Angeles, CA 90012
Attn: Ms. Felly C. Pingol

Re: 7108 Amigo Avenue Case Number: APCSV-2013-2365-ZC-CDO
7118 Amigo Avenue Case Number: APCSV-2013-1388-ZC-CDO

Dear Ms. Pingol,

On March 13, 2014 the South Valley Planning Commission hearing(s) were held for the two above zone change and community design overlay applications submitted to the City of Los Angeles. At this time it is my client's wishes for you to proceed with completing the Determination Letters so we can move forward to the City Clerk's Office and schedule our PLUM hearing.

Therefore, at this time my clients' are waiving their twenty (20) day appeal period.

If you have any questions please contact me at the above number.

Sincerely,

Athena Novak

cc: Mr. Jonathan Azal

Mr. Efi Meirson