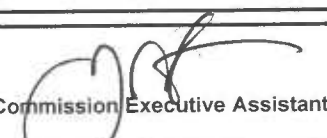


TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.
CPC-2013-2078-GPA-ZC-BL-ZV-SPR	SARAH HOUNSELL 818-374-9909	3
Items Appealable to Council:	Last Day to Appeal:	Appealed:
ZC-ZV-SPR	JUN 30 2014	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Location of Project (Include project titles, if any.)		
8544 – 8654 N. WINNETKA AVENUE		
Name(s), Applicant / Representative, Address, and Phone Number.		
WH WINNETKA 60, LLC KEITH HERREN 21080 CENTRE POINT PKWY. SUITE 101 SANTA CLARITA, CA 91350		DONNA TRIPP CRAIG LAWSON & CO., LLC 8758 VENICE BLVD. #200 LOS ANGELES, CA 90034 310-838-2400
Name(s), Appellant / Representative, Address, and Phone Number.		
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 <u>only</u> those items which are appealable to Council.)		
<p>The demolition of a single-story single-family residence and detached garages and replacement of two protected trees, for the use and construction of 59 new two-story detached residential condominiums, a maximum of 30 feet in height in the proposed (T)(Q)RD4-1 Zone, and five single-family lots, on a 6.0-acre site. Five lots are proposed to front Penfield Avenue and the 59 detached dwelling units will take access from one shared driveway entrance on Winnetka Avenue. The proposal includes 193 at-grade parking spaces on site, including one handicap space and 64 guest parking spaces in excess of the 158 spaces required. The project also proposes approximately 91,002 square feet of open space over the site (37,985 square feet with maximum 100 square-foot of private open space allowable per unit, in excess of the 11,200 square feet required), including individual rear yards for each dwelling and a common recreational pool area. Site grading will involve balancing 50,000 cubic yards of dirt.</p>		
Fiscal Impact Statement	Environmental No.	Commission Vote:
*Determination states administrative costs are recovered through fees. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	ENV-2013-2079-MND	8 - 0
JAMES WILLIAMS, Commission Executive Assistant II 		Date: JUL 03 2014