

TRANSMITTAL TO CITY COUNCIL

Case No. APCNV-2013-3600-ZC	Planning Staff Name(s) and Contact No. Theodore Irving (213) 978-1366	C.D. No. 7
Related Case No(s). N/A	Last Day to Appeal JUL 22 2014	

Location of Project (Include project titles, if any.) 8935 Orion Avenue

Applicant(s) and Representative(s) Name(s) and Contact Information, if available.	
Applicant: John R. Donaldson, JV Orion LLC 21704 Devonshire St., #102 Chatsworth, CA 91311 (818) 772-7464	Representative: Ken Stockton, Ken Stockton Architects, Inc. 5522 Fallbrook Avenue Woodland Hills, CA 91364 (818) 888-9443

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

Project description: The proposed project is a 33-unit, 3-story, 45 feet in height apartment building, with 52 parking spaces on an existing 19,963 square-foot site in a proposed R3-1 Zone. The project includes a 35% density bonus to provide 29 market rate units, 3 units for Very Low Income households and one manager's unit. The project also includes a zone change request from RA-1 to R3-1 to allow the multi-family development. Two existing single family residences will be demolished.

[Note: A public hearing was held on March 18, 2014]

At its meeting of June 5, 2014, the North Valley Area Planning Commission took the following action:

- 1) **Disapproved the Zone Change** request from RA-1 to R3-1.
- 2) **Approved and recommended that the City Council adopt the Zone Change** from RA-1 to (T)(Q)R3-1.
- 3) **Adopted** the attached modified Conditions and Findings.
- 4) **Adopted** the Mitigated Negative Declaration No. ENV-2013-3601-MND.
- 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.
- 6) **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.
- 7) **Advised** the applicant that the proposed project shall comply with ZI 2427.

Items Appealable to Council Zone Change
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Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No.: 2013-3601-MND	Commission Vote: 4 - 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

Randa M. Hanna, Commission Executive Assistant North Valley Area Planning Commission	JUL 25 2014 DATE:
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