

TRANSMITTAL TO CITY COUNCIL

Case No. APCSV-2013-3467-ZC-ZV-ZAA	Planning Staff Name(s) and Contact No. Sarah Hounsell (818) 374-9909	C.D. No. 6
Related Case No(s).	Last Day to Appeal	AUG 15 2014

Location of Project (Include project titles, if any.) 17320-17344 West Vanowen Street, 6738 North Andasol Avenue

Applicant(s) and Representative(s) Name(s) and Contact Information, if available.		
<table style="width: 100%;"> <tr> <td style="width: 50%; padding: 5px;"> Applicant: Eric Borstein, Albor Properties, LP 12301 Wilshire Blvd., Suite 302 Los Angeles, CA 90025 </td> <td style="width: 50%; padding: 5px;"> Representative: Brad Porter, WestCal Property Group 2711 N. Sepulveda Blvd., Suite 410 Manhattan Beach, CA 90266 </td> </tr> </table>	Applicant: Eric Borstein, Albor Properties, LP 12301 Wilshire Blvd., Suite 302 Los Angeles, CA 90025	Representative: Brad Porter, WestCal Property Group 2711 N. Sepulveda Blvd., Suite 410 Manhattan Beach, CA 90266
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Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.
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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 demolition of three single-family residences, associated structures, and removal of 44 trees including six protected trees, for the use and construction of 26 two-story single-family residential dwellings on individual lots, on a combined 107,108 net square-foot site after dedication. Twenty-four lots are to be located in the proposed (T)(Q)RD3-1 Zone for small lot purposes and two traditional single-family lots in the proposed (T)(Q)R1-1 Zones.
[Note: A public hearing was held on March 4, 2014.]

- At its meeting of June 26, 2014, the South Valley Area Planning Commission took the following action:
1. **Approved and Recommend** that the City Council adopt a **Zone Change** for the portion of the site with the Low Medium I Residential land use designation (17320, 17330 & 17344 Vanowen Street) from RA-1 to (T)(Q)RD3-1 and the site with the Low Residential land use designation (6738 Andasol Avenue) from RA-1 to (T)(Q)R1-1 for 26 single-family homes.
 2. **Dismissed a Zone Variance** to allow access from a less restrictive zone to a more restrictive zone as the two zones will be separated by a wall as shown on the revised site plan (tentative map).
 3. **Approved the Zone Variance** to allow zero square feet open space for each dwelling unit in lieu of 175 square feet for dwelling having more than three habitable rooms in accordance with the Small Lot Ordinance prior to recordation of the final tract map.
 4. **Approved a Zoning Administrator's Adjustment** to allow (a.) a minimum separation between buildings of approximately 7 feet in lieu of 10 feet required; and (b.) a minimum 5-foot side yards along the east and west property lines in lieu of the 10-foot required, to permit construction of the small-lot dwellings prior to the recordation of the final tract map, as conditioned.
 5. **Approved a Zoning Administrator's Adjustment** to allow a minimum 7-foot front yard setback from the proposed 20-foot wide private street in lieu 20 percent of the depth of the lot.
 6. **Adopted** the attached modified Conditions of Approval and Findings.
 7. **Adopted** the Mitigated Negative Declaration No. ENV-2013-3468-MND for the above-referenced project.
 8. **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.
 9. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, a 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.

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.: 2013-3468-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	DATE: AUG 19 2014
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