TRANSMITTAL TO CITY COUNCIL

Case No. APCSV-2014-937-ZC-ZV-ZAA	Planning Staff Name(s) and Contact No. Sarah Hounsell (818) 374-9909	C.D. No. 3
Related Case No(s).	Last Day to Appeal	OCT 20 2014

Location of Project (Include project titles, if any.) 20424 and 20432 West Stagg Street
Project description: The demolition of two existing single-family residences, associated structures and removal of nine trees, for the use and construction of six (6) two-story 27-foot 2-inch tall single-family residential dwellings on individual small lots with 12 resident parking spaces, on a combined 39,930 square-foot site in the proposed (T)(Q)RD6-1 Zone.

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

Applicant: Brenda Bischak, Stagg Village, LLC
(323) 377-3544

Representative: Sean Nguyen. EZ Permits, LLC
(213) 880-6289

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

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.)

At its meeting of September 11, 2014, the South Valley Area Planning Commission took the following action:

1. **Approved** and **Recommend** that the City Council adopt a **Zone Change** from RA-1 to (T)(Q)RD6-1.
2. **Approved** the **Zone Variance** to allow zero square feet common 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.
3. **Approved** a **Zoning Administrator's Adjustment** to allow a minimum 8-foot front yard along the north property line in lieu of the 20-foot required and a minimum 11-foot rear yard along the south property line in lieu of the 25-foot required.
4. **Dismissed** a **Zoning Administrator's Adjustment** to allow zero building separation in lieu of the 10-foot requirement, as the project provides a minimum 15-foot building separation between any of the proposed footprints.
5. **Adopted** the attached Conditions of Approval and Findings.
6. **Adopted** the Mitigated Negative Declaration No. ENV-2014-936-MND for the above-referenced project.
7. **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.
8. **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, Zone Variance, and Zone Adjustment

Fiscal Impact Statement *If determination states administrative costs are recovered through fees, indicate "Yes." **Yes**	Env. No.: 2014-936-MND	Commission Vote: 5 - 0

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

Rando H. Hanna for
Fely C. Pingol, Commission Executive Assistant
South Valley Area Planning Commission

DATE: OCT 22 2014