

TRANSMITTAL TO CITY COUNCIL

Case No. ZA-2013-1577-ZV-ZAA-CLQ-1A	Planning Staff Name(s) and Contact No. Sarah Hounsell (818) 374-9909	C.D. No. 7 - Fuentes
Related Case No(s). N/A	Last Day to Appeal N/A	

Location of Project (Include project titles, if any.) 12361 and 12385 North San Fernando Road

Applicant(s) and Representative(s) Name(s) and Contact Information, if available.	
Applicant: Shawn Evenhaim, Mountain View Condos Corp. 21510 Roscoe Boulevard Canoga Park, CA 91304 (818) 999-9979	Representative: Rogelio Navar, California Home Builders 21510 Roscoe Boulevard Canoga Park, CA 91304 (818) 999-9979

Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available. Leah C. Blöse 13271 Herrick Ave. Sylmar, CA 91342 (818) 367-0066
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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 <u>only</u> those items which are appealable to Council.)
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Project description: The development of 90 dwelling units – Small Lot Subdivision. The appeal of the Director of Planning's decision, pursuant to LAMC Code Section 12.32-H, and consistent with the City Planning Commission Guidelines for "Q" (Qualified) Classification, to approve the amendment of Condition Nos. 2,3,4,5 and 15 to allow modification to an approved plot plan from a mixed-use development to 90 single-family small lots and deletion of Condition Nos. 6,7 and 8 with the modification of Ordinance No. 178,269 will be determined by the City Council at a later date.
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Items Appealable to Council Qualified Condition Clarification

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No.: 2006-10217-MND-REC2	Commission Vote: 3 - 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	DATE: OCT 31 2014
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