

## TRANSMITTAL TO CITY COUNCIL

Case No. APCNV-2014-1658-ZC-ZV-ZAA	Planning Staff Name(s) and Contact No. Milena Zasadzien	C.D. No. 6 - Martinez
Related Case No(s). N/A	Last Day to Appeal <span style="font-size: 1.2em; font-weight: bold;">NOV 12 2014</span>	

Location of Project (Include project titles, if any.) 15230 Parthenia Street
---

<b>Applicant(s) and Representative(s) Name(s) and Contact Information, if available.</b>	
<b>Applicant:</b> 15236 Parth, LLC Al Leibovic P.O.Box 1726 Studio City, CA 91614 (818) 461-5805	<b>Representative:</b> Eric Lieberman 14549 Archwood Street, Suite 308 Van Nuys, CA 91405 (818) 997-8033

<b>Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.</b> Not Applicable
---

**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 construction of a 41-unit residential apartment building, comprised of four levels of residential uses and partial parking use on the ground-floor, over one level of subterranean parking, with a maximum height of 45-feet, located on two lots totaling 24,503 sq-ft in area. The project will include 90 vehicle parking spaces and 46 bicycle parking spaces.  
**At its meeting of October 2, 2014, the North Valley Area Planning Commission took the following action:**

1. **Adopted** the Mitigated Negative Declaration, ENV-2013-1659-MND;
2. **Approved and recommended** that the City Council **approve** the **Zone Change** from [Q]C2-1VL to (T)(Q)RAS4-1VL for the subject property, with the attached conditions of approval;
3. **Approved and recommended** that the City Council **approve** the **Zone Change** from RS-1 to (T)(Q)R3-1 for the subject property, with the attached conditions of approval;
4. **Approved a Zone Variance** to permit the averaging of density across two zones;
5. **Approved a Zone Variance** to permit access from a more restrictive zone to a less restrictive zone;
6. **Received and Filed an Adjustment** to permit a 0-foot rear yard in lieu of the required 5-foot rear yard in the RAS4-1 zone;
7. **Received and Filed an Adjustment** to permit a 0-foot front yard in lieu of the required 15-foot front yard in the R3-1 zone;
8. **Clarified** that the project will provide 85 vehicle parking spaces per the LAMC, in lieu of 90 vehicle parking spaces stated in the Staff Report;
9. **Adopted** the attached Findings;
10. **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.

Items Appealable to Council <b>Zone Change</b>
---

<b>Fiscal Impact Statement</b> <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> <p style="text-align: center; font-weight: bold; font-size: 1.1em;">Yes</p>	<b>Env. No.:</b>  <p style="text-align: center;">2013-1659-MND</p>	<b>Commission Vote:</b>  <p style="text-align: center; font-size: 1.2em; font-weight: bold;">3 - 0</p>
---	--	--

- 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	<p style="text-align: center; font-size: 1.2em; font-weight: bold;">NOV 14 2014</p> DATE:
---	---