

TRANSMITTAL TO CITY COUNCIL

Case No. APCSV-2014-2529-ZC	Planning Staff Name(s) and Contact No. Thomas Lee Glick (818) 374-5062	C.D. No. 2 - Krekorian
Related Case No(s).	Last Day to Appeal <i>N/A</i>	

Location of Project (Include project titles, if any.) 11430-11436 West Hatteras Street

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

Applicant: Arnold F. Paredes, Hatteras Holding, LLC
Representative: Kamran Kazemi, Tala Associates

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

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: A Zone change from C2-1 to (T)(Q)RAS4-1 to allow the development of a new 6-story, 60'tall mixed-use project consisting of 5 residential floors consisting of 28 residential units over 1,500 SF of ground floor commercial and 1.5 levels of subterranean Parking.

- At its meeting of December 11, 2014, the South Valley Area Planning Commission took the following action:**
1. **Approved and Recommended** that the City Council adopt Mitigated Negative Declaration, ENV-2014-2530-MND.
 2. **Disapproved** the requested **Height District Change** from Height District No. 1 to Height District No. 2.
 3. **Approved and Recommended** that the City Council **Adopt a Zone Change** from the requested C2-1 to (T)(Q)RAS4-1, subject to the revised Conditions of Approval.
 4. **Adopted** the revised Findings.
 5. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, 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:
 Zone Change only by the applicant if disapproved

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No.: 2014-2530-MND	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 South Valley Area Planning Commission	DATE: JAN 06 2015
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