

TRANSMITTAL TO CITY COUNCIL

15-0475

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| Case No. APCSV-2014-2183-ZC | Planning Staff Name(s) and Contact No. Thomas Henry (818) 374-5061 | C.D. No. 3 - Blumenfield |
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| Related Case No(s). APCSV-2007-1601-ZC & CPC-2007-3036-RIO | Last Day to Appeal N/A |
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Location of Project (Include project titles, if any.) 6616 Darby Avenue

Project description:
The construction of 6 multiple-family dwelling units as permitted by the proposed zone change to R3-1- RIO. The proposed project will be 32 feet in height, 2 stories over a ground level parking garage, and located on a 6,159.8 square foot lot. Eleven automobile parking spaces and four bicycle parking spaces will be provided.

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

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| Applicant: Morvarid Mostafavi 6222 Lubao Ave. Woodland Hills, CA (818) 515-8100 | Representative: Oscar Ensafi, Approved Plans Inc. 6321 Van Nuys Blvd. Van Nuys, CA (818) 988-3242 |
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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.)

At its meeting of March 12, 2015, the South Valley Area Planning Commission took the following action:

- Adopted** the Staff Findings.
- Recommended** that the City Council adopt the Mitigated Negative Declaration, ENV-2014-2184-MND.
- Disapproved** the requested Zone Change from the R1-1-RIO (Single-Family Dwelling Zone) to the R3-1 (Multiple Dwelling Zone).
- Recommended** that the City Council **Approve:**
 - Zone Change** from R1-1-RIO to (T)(Q)R3-1-RIO, subject to the conditions of approval.
- 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
Zone Change only if denied

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| Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes." Yes</small> | Env. No.: 2014-2184-MND | Commission Vote: 4 - 0 |
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In addition to this transmittal sheet, City Clerk needs:

- One original & two copies of the Commission, Zoning Administrator or Director of Planning Determination
- Staff recommendation report
- Appeal, if applicable;
- Environmental document used to approve the project, if applicable;
- Public hearing notice;
- Commission determination mailing labels
- Condo projects only: 2 copies of Commission Determination mailing labels (includes project's tenants) and 500 foot radius mailing list

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|  Randa M. Hanna, Commission Executive Assistant South Valley Area Planning Commission | DATE: MAR 06 2015 |
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