



SOUTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

Determination Mailing Date:

APR 06 2015

CASE: APCSV-2014-2183-ZC

Related Cases: APCSV-2007-1601-ZC

CPC-2007-3036-RIO

CEQA: ENV-2014-2184-MND

Council District: 3 - Blumenfield

Location: 6616 N. Darby Avenue

Plan Area: Reseda – West Van Nuys

Zone: R1-1

Request: Zone Change

Applicant: Morvarid Mostafavi

Representative: Oscar Ensafi, Approved Plans Inc.

At its meeting on **March 12, 2015**, the following action was taken by the **South Valley Area Planning Commission**:

1. **Adopted** the Staff Findings.
2. **Recommended** that the City Council adopt the Mitigated Negative Declaration, ENV-2014-2184-MND.
3. **Disapproved** the requested Zone Change from the R1-1-RIO (Single-Family Dwelling Zone) to the R3-1 (Multiple Dwelling Zone).
4. **Recommended** that the City Council **Approve**:
 - a. **Zone Change** from R1-1-RIO to (T)(Q)R3-1-RIO, subject to the conditions of approval.
5. **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.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Commissioner Dierking
Seconded: Commissioner Mather
Ayes: Commissioners Kim and Cochran
Absent: Commissioner Beatty

Vote: 4 - 0



Randa M. Hanna, Commission Executive Assistant
South Valley Area Planning Commission

If the Commission has *disapproved* the Zone Change request, in whole or in part, only the applicant may appeal that disapproval to the City Council within 20 days after the mailing date of this determination. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.planning.lacity.org,

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: (T) Conditions, Ordinance, Zone Change Map, (Q) Conditions, Zone Change Signature Sheet, and Findings

C: Notification List
Tom Henry

Determination Letter
APCSV-2014-2183-ZC
Mailing Date: 4/6/15

Council District 3
City Hall, Room 415
Mail Stop 204

Applicant
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