



## PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

|  |                                |                            |
|--|--------------------------------|----------------------------|
| <b>CITY PLANNING CASE:</b>   | <b>ENVIRONMENTAL DOCUMENT:</b> | <b>COUNCIL DISTRICT:</b>   |
| APCNV-2014-3374-ZC -BL-F   | ENV-2014-3375-MND              | Seven                      |
| <b>PROJECT ADDRESS:</b>  |                                |                            |
| 12345 Hubbard Street, Sylmar, California   |                                |                            |
| <b>APPLICANT/REPRESENTATIVE:</b>   | <b>TELEPHONE NUMBER:</b>       | <b>EMAIL ADDRESS:</b>      |
| Jim Brewer<br>Speigel Development<br>22001 Ventura Boulevard #111<br>Woodland Hills, CA 91364  | 818-995-3700                   | jim@spiegeldevelopment.com |
| <input type="checkbox"/> <b>New/Changed</b>  |                                |                            |
| <b>APPELLANT/REPRESENTATIVE:</b>   | <b>TELEPHONE NUMBER:</b>       | <b>EMAIL ADDRESS:</b>      |
|  |                                |                            |
| <b>PLANNER CONTACT INFORMATION:</b>  | <b>TELEPHONE NUMBER:</b>       | <b>EMAIL ADDRESS:</b>      |
| Tom Glick  | 818-374-5062                   | tom.glick@lacity.org       |
| <b>APPROVED PROJECT DESCRIPTION:</b>   |                                |                            |
| <p>The proposed project includes the development of a Small Lot Subdivision with 21 single-family dwellings on 21 separate lots on a 70,645 square-foot site. Each residence will be two-stories in height, with a maximum building height of 25 feet. The project will result in the removal of 44 trees; none are protected. The proposed project will also include grading of approximately 1,200 cubic yards. The project when completed will include 44 parking spaces in 22 garages and 14 guest parking spaces. The proposed project includes the demolition of an existing 1,900 square-foot single-family home and accessory structures built circa 1920. The project's total lot coverage will be 36% buildings/structures, 26% paving and driveway, and 38% landscaping. Additionally, the proposed project is proposed to be completely gated/walled/fenced. The site is comprised of an internal private street system connecting all dwellings with each other and linked to a primary entrance along Hubbard Street. The Small Lot Subdivision is being processed under a separate application under Vesting Tentative Tract (VTT) No. 73075.</p> |                                |                            |

**COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)**

1. **Adopted** the Staff Findings.
2. **Recommended** that the City Council adopt Mitigated Negative Declaration, ENV-2014-3375-MND.
3. **Disapproved** the requested **Zone Change** from the requested RA-1 to RD1.5.1.
4. **Recommended** that the City Council **Approve**:
  - a. **Zone Change** from RA-1 to (T)(Q)RD1.5-1
  - b. **Building Line Removal** for a 37-foot building line along Hubbard Street established under Ordinance 117,919.
5. **Approved** the requested **Adjustment** for an over-height fence, wall or gate in the front yard setback on Hubbard Street from the 3'-6" height limit of LAMC Section 12.24-X.7, up to a maximum height for a fence/wall/gate of 6'-0".
6. **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.

**ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:**

Zone Change; Building Line

**FINAL ENTITLEMENTS NOT ADVANCING:**

Fence Height

**ITEMS APPEALED:**

None.

| ATTACHMENTS:   | REVISED:                 | ENVIRONMENTAL CLEARANCE:   | REVISED:                 |
|--|--------------------------|--|--------------------------|
| <input checked="" type="checkbox"/> Letter of Determination            | <input type="checkbox"/> | <input type="checkbox"/> Categorical Exemption                     | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Findings of Fact                   | <input type="checkbox"/> | <input type="checkbox"/> Negative Declaration                      | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Staff Recommendation Report        | <input type="checkbox"/> | <input checked="" type="checkbox"/> Mitigated Negative Declaration | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Conditions of Approval             | <input type="checkbox"/> | <input type="checkbox"/> Environmental Impact Report               | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Ordinance                          | <input type="checkbox"/> | <input type="checkbox"/> Mitigation Monitoring Program             | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Zone Change Map                    | <input type="checkbox"/> | <input type="checkbox"/> Other _____                               | <input type="checkbox"/> |
| <input type="checkbox"/> GPA Resolution                                | <input type="checkbox"/> |  |                          |
| <input type="checkbox"/> Land Use Map                                  | <input type="checkbox"/> |  |                          |
| <input type="checkbox"/> Exhibit A - Site Plan                         | <input type="checkbox"/> |  |                          |
| <input checked="" type="checkbox"/> Mailing List                       | <input type="checkbox"/> |  |                          |
| <input type="checkbox"/> Land Use                                      | <input type="checkbox"/> |  |                          |
| <input checked="" type="checkbox"/> Other <u>Building Line Removal</u> | <input type="checkbox"/> |  |                          |

**NOTES / INSTRUCTION(S):**

**Effective Date/Appeals:** The ZC and BL Removal are only appealable by applicant if denied. The ZA's Determination is appealable only on the Adjustment which will be final within 20 days from the mailing date on this determination unless an appeal is filed within that time to the City Council.

**FISCAL IMPACT STATEMENT:**

Yes

No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

City Planning Commission (CPC)

Cultural Heritage Commission (CHC)

Central Area Planning Commission

East LA Area Planning Commission

Harbor Area Planning Commission

North Valley Area Planning Commission

South LA Area Planning Commission

South Valley Area Planning Commission

West LA Area Planning Commission

**PLANNING COMMISSION HEARING DATE:**

May 7, 2015

**COMMISSION VOTE:**

3-1 Approval

**LAST DAY TO APPEAL:**

**APPEALED:**

**TRANSMITTED BY:**

Randa Hanna

**TRANSMITTAL DATE:**

5/22/15