



PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
APCSV-2014-3868-ZC	ENV 2014-3869-MND	3
PROJECT ADDRESS:		
18529 West Calvert Street		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Armin Gahari, G.A. Engineering Rep.: Eric Lieberman, QES, Inc. 14549 Archwood Street Van Nuys, CA	(818) 997-8033	
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Milena Zasadzien	(818) 374-5054	Milena.zasadzien@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>The construction of a new 24-unit apartment building, comprised of three levels of residential uses, over one level of subterranean parking, with a maximum height of 45-feet, located on a lot totaling 16,561 sq-ft in area. The project will utilize a by-right Affordable Housing Density Bonus for a 20% increase in density (allowing for four additional units) in exchange for setting aside one unit for Very Low Income residents. The project will include 46 vehicle parking spaces and 27 bicycle spaces.</p>		

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

1. **Approved and recommended** that the City Council **approve** the **Zone Change** from RA-1-K-RIO to (T)(Q)R3-1-K-RIO for the subject property, with conditions of approval.
2. **Adopted** the Findings.
3. **Adopted** the **Mitigated Negative Declaration** (ENV-2014-3869-MND) and accompanying **Mitigation Monitoring Program**.
4. **Denied** the **Zone Change request as filed** for a **Zone Change** from RA-1-K-RIO to [T][Q]R3-1-RIO.
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.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

Zone Change

FINAL ENTITLEMENTS NOT ADVANCING:

None

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 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 checked="" type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

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.

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:

June 11, 2015

COMMISSION VOTE:

3 - 1

LAST DAY TO APPEAL:

N/A

APPEALED:

TRANSMITTED BY:

Randa M. Hanna

TRANSMITTAL DATE:

JUL 06 2015