



SOUTH VALLEY AREA PLANNING COMMISSION

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

CORRECTED LETTER OF DETERMINATION

Date: NOV 04 2016

CASE: APCSV-2016-145-ZC-BL-ZV
CEQA: ENV-2016-144-MND

Council District: 3 - Blumenfield
Location: 18726-18730 West Vanowen Street
Plan Area: Reseda-West Van Nuys
Zone: (T)R1-1-RIO
Request: Zone Change; Building Line Removal;
and Zone Variance

Applicant: Welby Village LLC
Representative: Montage Development Inc, Chuck Francoeur

At its meeting on **July 14, 2016**, the South Valley Area Planning Commission took the following action:

1. **Adopted** the modified Staff Findings.
2. **Approved and Recommended** that the City Council adopt Mitigated Negative Declaration, ENV-2016-144-MND;
3. **Disapproved** the requested **Zone Change** from the requested (T)R1-1-RIO to RD5-1-1-RIO.
4. **Approved a Zone Change** from the requested (T)R1-1-RIO to (T)(Q)RD5-1-RIO, subject to the attached Conditions of Approval;
5. **Approved a Building Line Removal** for the 42-foot building line on Vanowen Street created by Ordinance No. 96195;
6. **Dismissed the Zone Variance** to allow a 10th lot on the subject site above the 9 lot maximum based upon the applicant's withdraw request dated June 22, 2016;
7. **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.

Recommendation to the City Council

1. **Recommended** that the City Council approve a Zone Change from (T)R1-1-RIO to (T)(Q)RD5-1-1-RIO, subject to the modified Conditions of Approval.
2. **Recommended** that the City Council approve a Building Line Removal for the 42-foot building line on Vanowen Street created by Ordinance No. 96195.
3. **Recommended** that the City Council adopt Mitigated Negative Declaration, ENV-2016-144-MND.

This action was taken by the following vote:

Moved: Commissioner Dierking
Seconded: Commissioner Mather
Ayes: Commissioner Beatty, Commissioner Kim and Commissioner Cochran

Vote: 5 - 0

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

Effective Date:
Effective upon mailing of this report

Appeal Status
Zone Change and Building Line Removal are
Appealable by the applicant only if denied


Renee Glasco, Commission Executive Assistant
South Valley Area Planning Commission

If the Commission has **disapproved** the Zone Change and Building Line Removal 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.

FINAL APPEAL DATE: SEP 19 2016

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: Modified Conditions of Approval and Findings, Ordinance, Zone Change Map, Building Line Removal Ordinance, Building Line Map, Building Line Signature Sheet.

C: Notification List
Thomas Lee Glick