

TRANSMITTAL TO CITY COUNCIL – CORRECTED COPY (DATE)

Case No. APCE-2012-1723-ZC	Planning Staff Name(s) and Contact No. Jae Kim (213) 978-1383	C.D. No. 13
Related Case No(s). VTT-71678-SL		Last Day to Appeal

Location of Project (Include project titles, if any.) 1826-30 Glendale Boulevard and 2142-58 Clifford Street
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Applicant(s) and Representative(s) Name(s) and Contact Information, if available.	
Applicant: Henry Nunez 609 Fairview Avenue, Ste 18 Arcadia, CA Tel No. (626) 626-0207 Email: HENRY@HNREALESTATE.COM	Representative: Henry Nunez 593 Lotus Lane Sierra Madre, CA Tel No. (626) 626-0207

Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available. Not Applicable

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.)

Project description: Demolition of a commercial building and the development of 18 small lot single-family residences with 36 on-site parking spaces.

1. Approved and Recommended that the City Council adopt a Zone Change from R2-1VL to (T)(Q)R3-1VL for a portion of site (2142 Clifford Street, Lot 305), consistent with the existing Medium Residential land use designation.
2. Adopted the Findings.
3. Adopted the environmental clearance Mitigated Negative Declaration ENV-2011-2254-MND.
4. Recommended that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative Classification are specified in Section 12.32.G of the L.A.M.C. Modified Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated on the attached page.
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.
6. Advised the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Items Appealable to Council Zone Change

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No.: 2011-2254-MND	Commission Vote: 3 - 0
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- In addition to this transmittal sheet, City Clerk needs:**
- (1) One original & two copies of the Commission, Zoning Administrator or Director of Planning Determination
 - (2) Staff recommendation report
 - (3) Appeal, if applicable;
 - (4) Environmental document used to approve the project, if applicable;
 - (5) Public hearing notice;
 - (6) Commission determination mailing labels
 - (7) *Condo projects only: 2 copies of Commission Determination mailing labels (includes project's tenants) and 500 foot radius mailing list*

Rhonda Ketay, Commission Executive Assistant East Los Angeles Area Planning Commission	February 26, 2013 DATE:
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