

## TRANSMITTAL TO CITY COUNCIL

Case No. <b>APCNV-2012-2200-ZC</b>	Planning Staff Name(s) and Contact No. <b>Milena Zasadzien</b>	C.D. No. <b>6</b>
Related Case No(s). <b>VTT-72103-SL</b>	Last Day to Appeal <b>JUN 30 2014</b>	

Location of Project (Include project titles, if any.)  <b>9147 Tobias Avenue</b>
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<b>Applicant(s) and Representative(s) Name(s) and Contact Information, if available.</b>	
<b>Applicant:</b> Benjamin Donez Sunset Equity Partners, LLC 6003 Compton Avenue Los Angeles, CA 90001 Tel No. (323) 923-4100	<b>Representative:</b> Same as applicant

<b>Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.</b> <b>Not Applicable</b>
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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 <u>only</u> those items which are appealable to Council.)
<b>Project description: The demolition of a single-family dwelling, and the construction of 15 new detached single-family dwellings</b> , each three stories in height with a two-car garage, located on fifteen separate lots on a 23,705 square-foot site. One common driveway with four guest parking spaces will be provided for the project site. [Note: A public hearing was held concurrently for Tract Map No. VTT-72103-SL.] At its meeting of May 15, 2014, the North Valley Area Planning Commission took the following action: <ol style="list-style-type: none"> <li>1. <b>Adopted</b> the Mitigated Negative Declaration, ENV-2012-2201-MND;</li> <li>2. <b>Disapproved</b> the requested <b>Zone Change</b> as filed for 15 dwelling units;</li> <li>3. <b>Approved and recommended</b> that the City Council <b>approve</b> the <b>Zone Change</b> from RA-1 to (T)(Q)RD1.5-1 for the subject property, with the attached conditions of approval, for a maximum of 14 dwelling units;</li> <li>4. <b>Added</b> Q-Condition A-6 to require a speed bump along the project driveway;</li> <li>5. <b>Adopted</b> the attached Findings;</li> <li>6. <b>Advised</b> 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.</li> </ol>

Items Appealable to Council  <b>Zone Change</b>
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<b>Fiscal Impact Statement</b> <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> <p style="text-align: center;"><b>Yes</b></p>	Env. No.:  <p style="text-align: center;">2012-2201-MND</p>	Commission Vote:  <p style="text-align: center;"><b>4 - 0</b></p>
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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

Randa M. Hanna, Commission Executive Assistant North Valley Area Planning Commission	<p style="text-align: right;"><b>JUN 11 2014</b></p> DATE:
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Benjamin Donel  
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Office: 323-923-4100  
Fax: 310-626-9752

June 10, 2014

Randa Hanna  
Commission Executive Assistant  
City Planning Commission Office  
(213) 978-1300

RE: 9147 Tobias Avenue and the Case No. is: APCNV-2012-2200-ZC

Dear Ms. Hanna:

This letter will memorialize our conversation today wherein I informed you that I agree to waive the appeal period.

Very truly,

  
Benjamin Donel