



NORTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

DETERMINATION MAILING DATE: JUL 24 2014

CASE NO.: ZA-2012-3329-ZV-ZAD-1A
CEQA: ENV-2009-2926-MND-REC1

Location: 6340-6346 West Sister Elsie Drive
Council District: 7 - Fuentes
Plan Area: Sunland-Tujunga-Lake View
Terrace-Shadow Hills-East La Tuna Canyon
Zone: RE40-1
District Map: 204A205

Applicant: Ali Akbar Mahdi
Representative: Oscar Ensafi

Appellant: Joe Barrett, Sunland Tujunga Alliance, Inc.

At its meeting on **July 17, 2014**, the following action was taken by the **North Valley Area Planning Commission**:

1. **Denied** the appeal.
2. **Sustained** the action of the Zoning Administrator's decision, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, to approve a Zone Variance granting construction, use, and maintenance of a 2,400 square-foot single-family dwelling and attached two-car garage in lieu of the Maximum Residential Floor Area of 1,147 square-feet as required under Section 12.21-C,10(b)(2); and, pursuant to Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination granting construction of a 2,400 square foot-single-family dwelling and attached garage fronting on a street that is less than 20 feet wide and less than 20 feet wide from the driveway apron to the end of the Hillside Boundary as required under Section 12.21-C10(i)(2) and (3); a Zoning Administrator's Determination granting a reduced front yard setback of 0 feet in lieu of the required 5 feet and a reduced east side yard of 5 feet 8 inches in lieu of the 12 feet as required under Sections 12.21-C,10(a)(2) and 12.21-C,10(a); and a Zoning Administrator's Determination granting a height of 36 feet in lieu of 30 feet as required under Section 12.21-C10(d).
3. **Adopted** the attached Findings.
4. **Adopted** the Mitigated Negative Declaration ENV-2009-2926-MND-REC1 as the environmental clearance of this action.

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

This action was taken by the following vote:

Moved: Commissioner Gonzalez
Seconded: Commissioner Padilla
Ayes: Commissioners Cadena and Leyner
Recused: Commissioner Harootonian

Vote: 4 - 0


Randa M. Hanna, Commission Executive Assistant
North Valley Area Planning Commission

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Effective Date/Appeals: The Commission's action on the Zone Variance will be final within 15 days from the mailing date of this determination unless an appeal is filed within that time to the City Council. All appeals shall be filed within that time to the City Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.lacity.org/pln

LAST DATE TO APPEAL AUG 08 2014

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

Attachment: Zoning Administrator's Determination and Findings dated April 11, 2014

cc: Notification List
R. Nicolas Brown
Linda Clarke

Case Number:

ZA-2012-3329-ZV-ZAD-1A

Determination Letter Mailing

MAILING DATE: **July 25, 2014**

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