

## TRANSMITTAL TO CITY COUNCIL

Case No. ZA-2012-3329-ZV-ZAD-1A	Planning Staff Name(s) and Contact No. R. Nicolas Brown	C.D. No. 7
Related Case No(s). N/A	Last Day to Appeal <b>AUG 08 2014</b>	

Location of Project (Include project titles, if any.)  6340-6346 West Sister Elsie Drive
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Applicant(s) and Representative(s) Name(s) and Contact Information, if available.	
<b>Applicant:</b> Ali Akbar Mahdi 4337 Clarinda Drive Tarzana, CA 91356 (614) 906-0848	<b>Representative:</b> Oscar Ensafi, Approved Plans Inc. 6321 Van Nuys Blvd. Van Nuys, CA 91401 (818) 988-3242

<b>Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.</b> Joe Barrett, Sunland Tujunga Alliance, Inc. P.O. Box 123 Tujunga, CA 91043 (818) 438-7076 – Email: explodingsun@gmail.com.
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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 only those items which are appealable to Council.)**

**Project description:** Construction, use, and maintenance of a 2,400 sf single-family dwelling and attached two-car garage in lieu of the Maximum Residential Floor Area of 1,147 sf.

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 Findings.
4. **Adopted** the Mitigated Negative Declaration ENV-2009-2926-MND-REC1 as the environmental clearance of this action.

<b>Items Appealable to Council</b>
Zone Variance

<b>Fiscal Impact Statement</b> *If determination states administrative costs are recovered through fees, indicate "Yes." Yes	<b>Env. No.:</b>  2009-2926-MND-REC-1	<b>Commission Vote:</b>  4 - 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

Randa M. Hanna, Commission Executive Assistant North Valley Area Planning Commission	AUG 29 2014  DATE:
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