

## TRANSMITTAL TO CITY COUNCIL

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| <b>Case No.</b><br>APCSV-2013-3285-ZC-DB        | <b>Planning Staff Name(s) and Contact No.</b><br>Thomas Henry (818) 374-5061 | <b>C.D. No.</b><br>6 - Martinez |
| <b>Related Case No(s).</b><br>APCSV-2003-636-ZC | <b>Last Day to Appeal</b> DEC 02 2014  |                                 |

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| <b>Location of Project (Include project titles, if any.)</b><br><br>7004 N. Lennox Avenue |
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| <b>Applicant(s) and Representative(s) Name(s) and Contact Information, if available.</b><br><br>Andre Ohanian<br>Armen R. Ter-Oganesian<br>21140 Ventura Blvd.<br>Woodland Hills, CA 91364<br>(818) 825-0027 |
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| <b>Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.</b><br>Not Applicable |
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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: The construction of eight (8) single family dwellings, 28 feet in height, in conjunction with a small lot subdivision (VTT-72425-SL) on an 11,000 square-foot lot. Each unit will have two levels of residential over one level of parking with two parking spaces provided.**

At its meeting on October 09, 2014, the following action was taken by the South Valley Area Planning Commission:

1. **Adopted** the Mitigated Negative Declaration, ENV-2013-3286-MND;
2. **Approved and recommended** that the City Council **approve** the **Zone Change** from R1-1 to (T)(Q)RD1.5 for the subject property, with the attached conditions of approval;
3. **Dismissed** an **Affordable Housing Incentives – Density Bonus** entitlement to permit one density bonus unit and three incentives as it shall be addressed as part of a small lot subdivision, VTTM-72425-SL.
4. **Adopted** the attached Findings; and
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.

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| <b>Items Appealable to Council</b><br><br>Zone Change |
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| <b>Fiscal Impact Statement</b><br><small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small><br><b>Yes</b> | <b>Env. No.:</b><br><b>2013-3286-MND</b> | <b>Commission Vote:</b><br><b>5-0</b> |
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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*

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| Randa M. Hanna, Commission Executive Assistant<br>South Valley Area Planning Commission | DEC 03 2014<br><br>DATE: |
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