

TRANSMITTAL TO CITY COUNCIL

Case No. APCH2014-1879-HD	Planning Staff Name(s) and Contact No. May Sirinopwongsagon (213) 978-1372	C.D. No. 15
Incidental Case No(s). VTT-72810-SL	Last Day to Appeal	

Location of Project (Include project titles, if any.)

255 – 295 West 8th Street

The construction, use, and maintenance of 24 dwelling units in conjunction with a small lot subdivision. The proposed dwellings will be four-stories, ranging in height between 33-feet to 49-feet 6-inches, and will have an attached two car garage, for a total of 48 parking spaces.

Applicant(s) and Representative(s) Name(s) and Contact Information, if available.

San Pedro Investors, LLC
 Representative: Dominic Hong/BID Group, Inc.
 818-429-6180

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.)

1. **Approved and Recommended.** that the City Council adopt Height District Change from RD1.5-1XL to RD1.5-1LD with the proposed "D" Development Limitation to limit a maximum **Height of 50-feet**
2. **Adopted** the Findings..
3. **Adopted** Mitigated Negative Declaration No. **ENV-2014-1880-MND.**
4. **Advised** the applicant that, pursuant to California State Public Resources Code Section No. 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.
5. **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

Height District Change

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No.: 2014-1880-MND	Commission Vote: 5-0
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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

 Fely C. Pingol, Commission Executive Assistant Harbor Area Planning Commission	DATE: FEB 19 2015
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