

TRANSMITTAL TO CITY COUNCIL

Case No. APCSV-2014-2837-ZC-BL-ZV	Planning Staff Name(s) and Contact No. Thomas Glick (818) 374-5062	C.D. No. 12 - Englander
Related Case No(s).	Last Day to Appeal N/A	

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

22720 W. Vanowen Street

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

Applicant: Ms. Trudy Presser, Executor of Paul and Cecile Glasner Trust 1820 Ivanhoe Avenue Lafayette, CA 94549 (925) 899-4058	Representative: Tom Sternock, Planning Associates, Inc. 4040 Vineland Ave., Suite 108 Studio City, CA 91604 (818) 487-6789
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Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.

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 demolition of the existing single-family dwelling, detached garage and barn and the construction of 20 single-family dwellings on 20 individual lots in a Small Lot Subdivision. The project site is approximately 104,000 square feet. The dwellings will be comprised of 15, two-story dwellings and 5, two-story dwellings with roof-top decks. The average lot size is approximately 4,800 square feet. The dwellings in the development will range in size from 2,654 square feet to 3,234 square feet. All dwellings will be 30 feet in height. The applicant is also providing a 6,175 private recreational area for the development. A total of 48 parking spaces will be provided including 40 spaces per the Municipal Code with each dwelling having a two-car garage and eight (8) additional guest parking spaces in a surface lot.

- At its meeting of **January 22, 2015**, the South Valley Area Planning Commission took the following action:
1. **Adopted** the modified Staff Findings.
 2. **Recommended** that the City Council adopt Mitigated Negative Declaration, ENV-2014-2838-MND.
 3. **Recommended** that the City Council **Approve**:
 - a. **Zone Change** from A1-1 to (T)(Q)RD5-1, subject to the attached Conditions of Approval.
 - b. **Building Line Removal** for the 42-foot building line on Vanowen Street created by Ordinance No. 96195.
 4. **Disapproved**, as an unnecessary entitlement request, the **Zone Variance** to permit a recreation lot with no main use in an RD zone.
 5. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, 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.

Items Appealable to Council
Zone Change and Building Line Removal are appealable by the applicant if denied

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No.: 2014-2838-MND	Commission Vote: 3 - 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

Randa M. Hanna, Commission Executive Assistant South Valley Area Planning Commission	DATE: MAR 06 2015
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