

TRANSMITTAL TO CITY COUNCIL

15-0301

Case No. APCNV-2014-2491-ZC	Planning Staff Name(s) and Contact No. Milena Zasadzien	C.D. No. 2 - Krekorian
Related Case No(s).	Last Day to Appeal N/A	

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

7734 N. Varna Avenue

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

Applicant: Armen Paronyan
7734 N. Varna Avenue
North Hollywood, CA 91605-1739
(818) 915-1240

Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.
N/A

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 subdivision of a 24,818 square-foot lot into three lots for the development of two new single-family residences. One existing single-family residence is to remain and an existing second dwelling unit is to be demolished. The project will also include street dedication for the continuation of Nagle Avenue, and the creation of a 2,760 square-foot remnant piece of land on the east side of Nagle Avenue.

[Note: A public hearing was held concurrently for Parcel Map No. AA-2014-2488-PMLA, at which the project was approved for three separate lots, with a decreased lot area of 7,251 for Lot A, and a decreased lot width of 51-feet 6-inches for Lot B and Lot C. An approval letter to subdivide the property into three lots was issued February 20, 2015.]

At its meeting of **March 5, 2015**, the North Valley Area Planning Commission took the following action:

1. **Adopted** the Staff Findings.
2. **Recommended** that the City Council adopt Negative Declaration, ENV-2014-2487-ND.
3. **Recommended** that the City Council **Approve**:
 - a. **Zone Change** from RA-1 to (T)RS-1 for the subject property, with the Conditions of Approval.

Items Appealable to Council

Zone Change only if disapproved

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No.: 2014-2487-ND	Commission Vote: 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
 - (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 North Valley Area Planning Commission	<div style="text-align: center;"> DATE: </div>
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