



**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
APCNV-2014-2178-ZC	ENV-2014-2179-MND	6 - Martinez
PROJECT ADDRESS:		
14101-03 West Terra Bella Street		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Val Levin 20121 Ventura Blvd., Suite 211 Woodland Hills, CA 91367	310-7514125	
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Tom Henry	818-374-5061	tom.henry@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>The subdivision of an existing 28,103 square foot parcel into four lots for the development of four new single-family residences. The existing single-family house is to be demolished. The project also includes street and alley dedications and improvements as may be required by the Advisory Agency approval of the Parcel Map incidental to this Zone Change Request.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

1. **Adopted** the Staff Findings.
2. **Recommended** that the City Council **Approve**:
 - a. **Zone Change** from A2-1 to (T)(Q)R1-1 for the subject property, with the conditions of approval.
3. The North Valley Area Planning Commission **Reviewed** and **Considered** the **Mitigated Negative Declaration, ENV-2014-2179-MND**, and:
 - a. Found that based on the whole of the record, including the initial study and comments received, there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration/Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis.
 - b. Adopted Mitigated Negative Declaration, ENV-2014-2179-MND.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

Zone Change

FINAL ENTITLEMENTS NOT ADVANCING:

None

ITEMS APPEALED:

None.

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

If the Commission has *disapproved* the Zone Change request, in whole or in part, only the applicant may appeal that disapproval to the City Council within 20 days after the mailing date of this determination. Any appeal not filed within the 20-day period shall not be considered by the Council.

FISCAL IMPACT STATEMENT:

Yes

No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

May 21, 2015

COMMISSION VOTE:

3-0

LAST DAY TO APPEAL:

N/A

APPEALED:

TRANSMITTED BY:

Randa Hanna

TRANSMITTAL DATE:

6/04/15