



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

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
APCSV-2012-3587-ZC	ENV-2012-3586-MND	3 - Blumenfield
PROJECT ADDRESS:		
6934 and 6936 N. Owensmouth Avenue		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Shahriar Rostami, Owensmouth Property, LLC 24104 Park Casino Avenue Calabasas, CA 91302	818-652-6119	
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Courtney Shum	818-374-5058	Courtney.shum@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>Demolition of one existing single-family dwelling and the subsequent construction, use, and maintenance of a new 12-unit apartment building, comprised of three (3) levels of residential uses over one (1) level of subterranean parking, with a maximum height of 42 feet, 5 inches, located on one (1) lot totaling approximately 8,000 square feet in area. The proposed building will provide a total of 24 automobile parking spaces and 14 bicycle parking spaces. The requested entitlement is for a Zone Change from R1-1VL-RIO to RAS4-1VL-RIO, in conformance with the General Commercial land use designation of the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan. The RAS4-1VL-RIO zoning will permit the requested development of 12 dwelling units within a building height of 42 feet, 5 inches.</p>		

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

1. **Approved and Recommended** that the City Council adopt Mitigated Negative Declaration No. ENV-2012-3586-MND and the Mitigation Monitoring Program.
2. **Disapproved** the Zone Change request as filed.
3. **Approved and Recommended** that the City Council adopt a **Zone Change** from R1-1VL-RIO to **(T)(Q) RAS4-1VL-RIO**, subject to the (T) and (Q) Conditions of Approval, as modified by the South Valley Area Planning Commission.
4. **Adopted** the Findings.
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 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.
6. **Advised** the applicant that pursuant to State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

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 checked="" 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:

February 25, 2016

COMMISSION VOTE:

5 - 0

LAST DAY TO APPEAL:

N/A

APPEALED:

TRANSMITTED BY:

Randa Hanna



TRANSMITTAL DATE:

MAR 29 2016

1110 - 1111