

CORRECTED - APPEAL TRANSMITTAL TO CITY COUNCIL

Case No. CPC-2006-6519- ZC-ZV-HD-ZAA-SPR-2A (Two appeals filed)	Planning Staff Name(s) and Contact Info. Madhu Kumar, 213-978-1162	C.D. No. 13
Related Case No(s). VTT-66997-2A	Last Day to Appeal February 27, 2008	

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

5663-5647 W. Melrose and 5742-5766 W. Camerford Avenue

**Applicant: Melrose/Camerford Ave, LLC - Contact: Justin Barth c/o Watt Genton Associates, 310-886-1133
3767 Overland Ave., Ste 102, LA 90034**

**Representative: Allan Matkins, Leck, Gamble, Mallory & Natsis, LLP - Contact: Michael Gonzales, (213) 955-5578
515 S. Figueroa Street, 9th Floor, LA 90071**

**Appellant: Doug Haines, 310-281-7626
P.O. Box 93596, LA 90093-0596**

**Representative: Robert Silverstein, 626-449-4200
215 N. Marengo Ave, 3rd Flr., Pasadena 91101-1504**

Final Project Description

At its meeting on December 13, 2007, the following action was taken by the City Planning Commission:

Approved and Recommended that the City Council adopt a **Zone and Height District Change** from C4-1D (Commercial Zone with development limitation of a FAR of 1:1) to (T)(Q)RAS3-1 with a height limit of 45 feet (on the Melrose parcels only).

Denied a Variance, pursuant to Section 12.27 of the Municipal Code, to permit 54 residential units on the R3-1XL zoned portion of the project fronting Camerford Avenue in lieu of the otherwise permitted 33 units; (or one unit per 500 square feet of lot area in lieu of the otherwise permitted one unit per 800 square feet of lot area) in order to provide an equal distribution of all 96 units over the entire site.

Denied a Variance, pursuant to Section 12.27 of the Municipal Code to permit the lot area used in calculating residential density on the recommended RAS3-1 zoned portion of the project fronting Melrose Avenue to include the area required for a 15 foot street dedication resulting in 33 units in lieu of 29 units.

Approved a Variance, pursuant to Section 12.27 of the Municipal Code to permit a maximum building height of 45 feet in lieu of the maximum permitted height of 30 feet for the R3-1XL zoned portion of the project fronting Camerford Avenue.

Approved an Adjustment, pursuant to Section 12.27 of the Municipal Code to permit the R3-1XL zoned portion of the project fronting Camerford Avenue to observe a reduced rear yard of zero feet in lieu of the minimum 15 feet required.

Denied an Adjustment pursuant to Section 12.27 of the Municipal Code to permit the R3-1XL zoned portion of the project fronting Camerford Avenue to observe a reduced front yard of 10 feet in lieu of the minimum 15 feet required.

Approved an Adjustment, pursuant to Section 12.27 of the Municipal Code, (a) to permit the recommended RAS3-1 zoned portion of the project fronting Melrose Avenue to observe a reduced front yard of zero feet in lieu of the minimum required five feet, and (b) a reduced rear yard of zero feet in lieu of the required minimum five feet.

Denied the requested Site Plan Review without prejudice.

Adopted Mitigated Negative Declaration No. ENV 2006-6520- MND.


Adopted Findings.

Items Appealable to Council

Variances and ENV 2006-6520-MND

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes." Yes</small>	Env. No. 2006-6520-MND	Commission Vote: 7-0
---	-------------------------------	-----------------------------

- In addition to this transmittal sheet, City Clerk needs:
- (1) Appeal package. Original & (1) copy plus; (2) true copies of Commission Determination or Orig & (1) copy of Determ for legislative actions;
 - (2) Staff Recommendation Report (1);
 - (3) Environmental document used to approve the project, if applicable (1);
 - (4) Public hearing notice (1);
 - (5) Commission determination mailing labels (1) note: Condo projects & Appeals only require a copy of the list(s), not the labels.
 - (6) Condo projects only: (1) copy of Commission Determination mailing list (includes project's tenants; and 500 foot radius mailing lists)

 Gabriele Williams, Commission Executive Assistant II City Planning Commission	3/5/08 Date
---	----------------

**MAR 06 2008
PLANNING & LAND
USE MANAGEMENT**