

TRANSMITTAL TO CITY COUNCIL

Case No. VTT-72782-SL-2A; ENV-2014-880-MND	Planning Staff Name(s) and Contact No. Sarah Hounsell (818) 374-9909	C.D. No. 2 - Krekorian
Related Case No(s).	Last Day to Appeal	

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

5131 North Cartwright Avenue, North Hollywood

Name(s), Applicant / Representative, Address, and Phone Number (email if available)

Applicant: PHL NoHo Cartwright, LLC
2603 Main Str., Suite 1300
Irvine, CA 92614
(949)851-7221

Representative: DHS & Associates, Inc.
275 Centennial Way, # 205
Tustin, CA 92780
(714) 665-6569

Name(s), Appellant / Representative, Address, and Phone Number (email if available)

Robert L. Glushon on behalf of the Cartwright Avenue Neighbors
16255 Ventura Boulevard, 1016
Encino, CA 91436
(818) 907-8755
rglushon@lunaglushon.com

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.)

Proposed Project: The proposed project involves the subdivision of one-lot into eight-lots for the construction of eight three-story 35.5-foot tall new single-family dwellings, designed in the a townhome style, with 16 parking spaces in accordance with the City's Small Lot Subdivision Ordinance (No. 176,354) on a 12,150 net square-foot site after dedication in the RD1.5-1VL Zone.

At its meeting on November 13, 2014, the following action was taken by the South Valley Area Planning Commission:

1. **Granted** the Appeal in-part of Case No. VTT-72782-SL-1A as conditioned.
2. **Sustained** the decision in-part with modification and new conditions to the Advisory Agency approval, pursuant to 17.03 of the Los Angeles Municipal Code, of Vesting Tentative Tract No. 72782-SL for the approval of an 8-lot single-family subdivision.
3. **Adopted** modified Conditions of Approval.
4. **Adopted** modified Findings.
5. **Adopted** the Mitigated Negative Declaration No. ENV-2014-880-MND for the above-referenced project.

Items Appealable to Council

Fiscal Impact Statement

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

Yes

ENV. No.

2014-880-MND

Commission Vote:

3 - 1


Randa M. Hanna, Commission Executive Assistant
South Valley Area Planning Commission

Date:

1-28-2015