



## SOUTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300

[www.planning.lacity.org](http://www.planning.lacity.org)

### LETTER OF DETERMINATION

MAILING DATE: FEB 27 2017

**Case No.: APCSV-2016-2081-ZC**

CEQA: ENV-2016-2080-MND

Plan Area: Encino - Tarzana

Council District: 3 - Blumenfield

**Project Site:** 18367 West Hatteras Street

**Applicant:** David Hagnazarzadeh

Representative: Hoss Eftekhari, Hoss, William & Associates

At its meeting of **December 8, 2016**, the South Valley Area Planning Commission took the actions below in conjunction with the approval of the following project:

A new 12-unit, residential apartment building, comprised of two levels of residential over one level of at-grade garage parking, with a maximum building height of 45-feet. The proposed building will provide a total of 24 automobile parking spaces.

1. **Found**, pursuant to CEQA Guidelines Section 15-74(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2080-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** the mitigation measures have been made enforceable conditions on the project; and **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Denied** the Zone Change request as filed for a Zone Change from RA-1 to RD1.5-1;
3. **Recommended** that the City Council adopt a Zone Change from RA-1 to (T)(Q)RD1.5-1 for the subject property, the conditions of approval;
4. **Adopted** the attached Conditions of Approval as modified by the Commission;
5. **Adopted** the technical correction as presented by planning staff to the Staff Report; and
6. **Adopted** the attached Findings as amended.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Dierking  
Seconded: Bishop  
Ayes: Beatty, Mather, and Cochran  
  
Vote: 5 – 0



Renee Glasco, Commission Executive Assistant I  
South Valley Area Planning Commission

**Effective Date/Appeals:** The Los Angeles City Planning Commission's decision is appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

**FINAL APPEAL DATE:** MAR 14 2017

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, and Amended Findings

c: William Huguen, Planning Assistant  
Thomas Lee Glick, City Planner  
Kevin Jones, Senior City Planner