

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, April 2, 2015
6262 Van Nuys Boulevard, First Floor
Van Nuys, CA 91401

MINUTES OF NORTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by the Vice President, Oshin Harootonian at 4:56 p.m.

Commissioners present: Commissioners Yolanda Anguiano, Nora Cadena, and Oshin Harootonian

Commissioner absent: Commissioners Victor Sampson and Veronica Padilla

1. DEPARTMENTAL REPORT

A. Items of interest: Nothing to report.

2. COMMISSION BUSINESS

A. Advanced Calendar – No changes

B. Commission Requests – No requests at this time.

C. Minutes of Meeting – March 05, 2015

The Commission approved the meeting minutes of March 05, 2015 by consent.

- 3. APCNV-2014-3374-ZC-BL-F**
CEQA: ENV-2014-3375-MND
Related Case: VTT-73075-SL
Plan Area: Sylmar

Council District: 7 - Fuentes
Location: 13245 West Hubbard Street
Expiration Date: 4/02/15 Ext.
Appeal Status: Zone Change & Building Line Removal are only appealable by applicant only if denied. Fence Variance is final unless appealed to Council.

PUBLIC HEARING HELD ON JANUARY 5, 2015

PROPOSED PROJECT:

The proposed project includes the development of a Small Lot Subdivision with 22 single-family dwellings on 22 separate lots on a 70,645 square-foot site. Each residence will be two-stories in height, with a maximum building height of 25 feet. The project will result in the removal of 44 trees; none are protected. The proposed project will also

include grading of approximately 1,200 cubic yards. The project when completed will include 44 parking spaces in 22 garages and 14 guest parking spaces. The proposed project includes the demolition of an existing 1,900 square-foot single-family home and accessory structures built circa 1920. The project's total lot coverage will be 36% buildings/structures, 26% paving and driveway, and 38% landscaping. Additionally, the proposed project is proposed to be completely gated/walled/fenced. The site is comprised of an internal private street system connecting all dwellings with each other and linked to a primary entrance along Hubbard Street. The Small Lot Subdivision is being processed under a separate application under Vesting Tentative Tract (VTT) No. 73075.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2014-3375-MND) for the above referenced project;
2. Pursuant to Section 12.32-B of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone);
3. Pursuant to Section 12.32-R of the Municipal Code, a **Building Line Removal** of a 37-foot building line along Hubbard Street established under Ordinance 117919; and
4. Pursuant to Section 12.28-C of the Municipal Code, an **Adjustment** for an over-height fence, wall or gate in the front yard setback on Hubbard Street from the 3'-6" height limit established in LAMC Section 12.24-X.7 the Municipal Code up to a maximum height for a fence/wall/gate of 6'-0".

APPLICANT: Jim Brewer, Spiegel Development, Inc.

Representative: Rhonda Lieberman, Kerr Wagner Associates, Inc.

RECOMMENDED ACTIONS:

1. **Adopt** the Staff Findings.
2. **Recommend** that the City Council adopt Mitigated Negative Declaration, ENV-2014-3375-MND.
3. **Disapprove** the requested **Zone Change** from the requested RA-1 to RD1.5.1.
4. **Recommend** that the City Council **Approve**:
 - a. **Zone Change** from RA-1 to (T)(Q)RD1.5-1
 - b. **Building Line Removal** for a 37-foot building line along Hubbard Street established under Ordinance 117,919.
5. **Approve** the requested **Adjustment** for an over-height fence, wall or gate in the front yard setback on Hubbard Street from the 3'-6" height limit of LAMC Section 12.24-X.7, up to a maximum height for a fence/wall/gate of 6'-0".
6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, 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.

Staff: Thomas Glick (818) 374-5060

DISCUSSION:

The Commission stated that there is a letter requesting an extension of time to 5/7/15 for the North Valley Area Planning Commission to act on case No. APCNV-2014-3374-ZC-BL-F at its meeting date of 4/16/15. The applicant indicated that they are prepared to present their project, however, they will wait until the next meeting which will be in two weeks.

MOTION:

To grant an extension of time to 5/7/15 for the North Valley Area Planning Commission to act on the above case at its meeting date of 4/16/15.

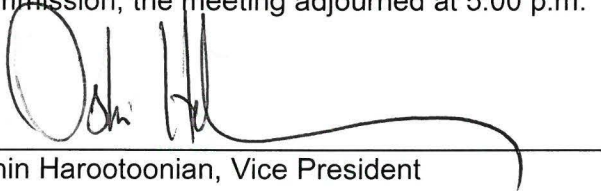
Moved: Commissioner Cadena
Seconded: Commissioner Anguiano
Ayes: Commissioner Harootonian
Absent: Commissioners Sampson and Padilla

Vote: 3 - 0

4. PUBLIC COMMENT PERIOD

There were no public comment speakers.


There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:00 p.m.



Oshin Harootonian, Vice President



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



Adopted on