

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, May 07, 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 Commission President, Veronica Padilla at 4:41 p.m.

Commissioners present: Commissioners Yolanda Anguiano, Oshin Harootonian, Victor Sampson, and Veronica Padilla

Commissioner absent: Commissioner Nora Cadena

1. DEPARTMENTAL REPORT

A. Items of interest: Nothing to report.

2. COMMISSION BUSINESS

A. Advanced Calendar – Reminder: Commissioner Padilla is scheduled to be absent on 5/21/15.

B. Commission Requests – No requests at this time.

C. Minutes of Meeting – April 16, 2015

MOTION:

To approve the meeting minutes of April 16, 2015

Moved: Commissioner Sampson
Seconded: Commissioner Harootonian
Ayes: Commissioner Padilla
Absent: Commissioner Cadena

Vote: 3 – 0

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.

(Continued from March 5, 2015; April 2, 2015; and April 16, 2015)

PUBLIC HEARING HELD ON JANUARY 5, 2015

PROPOSED PROJECT:

The proposed project includes the development of a Small Lot Subdivision with 21 single-family dwellings on 21 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.

This project has been continued three times with continuances on March 5, 2015 and April 2, 2015 requested by the applicant and the last continuance requested by the Area Planning Commission in order to review the revised plans submitted by the applicant dated April 16, 2015, as Exhibit E.

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 Planning staff stated that this case has been continued three times and the last continuance has been requested by the Commission in order to review the revised plans. The applicant's representative spoke, followed by the project architect. There were two speakers against the project. One speaker was for the project. The Representative from Council District Seven stated that their office worked closely with the Planning Department and with the applicant and now the revised plans meet the goal of the Council Office. Commissioner Anguiano testified that she was absent at the last meeting, however, she listened to the audio and read all the materials related to this case. The Commission closed the public comment and made a motion.

MOTION:

Adopt the Staff Findings. Recommend that the City Council adopt Mitigated Negative Declaration, ENV-2014-3375-MND. Disapprove the requested Zone Change from the requested RA-1 to RD1.5.1. 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.

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". 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.

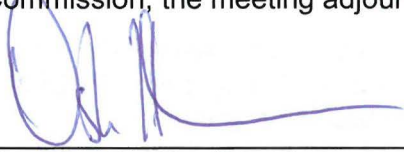
Moved: Commissioner Sampson
Seconded: Commissioner Harootonian
Ayes: Commissioner Padilla
Nays: Commissioner Anguiano
Absent: Commissioner Cadena

Vote: 3 – 1

4. **PUBLIC COMMENT PERIOD**

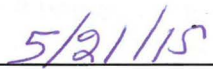
There were no public comment speakers.

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:07 p.m.

 For VERONICA PADILLA

Veronica Padilla, President

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

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Adopted on