

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, February 01, 2007
Marvin Braude Constituent Services Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

ACTION MINUTES OF THE NORTH VALLEY AREA PLANNING COMMISSION. COMPLETE DETAILS RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF TAPES ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255.

The meeting was called to order by Commission President Honda at 4:40 p.m.

Commissioners present: Melrita Evans Fortson, John Lett, Sr..
Commissioner absent: Victor Sampson

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

None

B. Commission Requests

None

C. Minutes of November 16, 2006 and January 04, 2007 Meetings

Minutes of November 16, 2006 and January 04, 2007 Meetings were approved and adopted by consent without objections.

3. **APCNV- 2006-2244-ZC-BL**
Related Case: Tentative Tract 64069

CEQA: ENV 2006-0558-MND
Plan: Arleta-Pacoima

***Continued from 09/21/06, 11/16/06,
And 01/04/06***

Council District: 7
Location: 12323-12335 W. Osborne
Place
Expiration Date: 09/25/06 ext.
Appeal Status: Further appealable
to City Council by Applicant

PUBLIC HEARING COMPLETED MAY 16, 2006

ZONE CHANGE, pursuant to Section 12.32.F of the Los Angeles Municipal Code, from RA-1 (Suburban Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone); **and**

BUILDING LINE REMOVAL, pursuant to Section 12.32 of the Los Angeles Municipal Code, of a 35-foot building line on the east side of Osborne Street for the construction, use, and maintenance of a 37-unit residential condominium project with 83 parking spaces (74 for residents, and 9 guest parking spaces). The project site is 66,102 net square feet.

APPLICANT: Hamid Reisi

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE REQUEST FROM RA-1 TO (T)(Q)RD1.5-1 SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF BUILDING LINE REMOVAL.
Jim Tokunaga (213) 978-1470

Staff presented the case.

The President opened the public comment.

Applicant representative spoke for the project and answered questions of the Commission.

Representative from the Neighborhood Council expressed their concern over the proposed zone change to RD1.5-1.

No other speakers.

The President closed the public comment.

The Commission deliberated.

Motion: Adopt staff recommendation to approve zone change to (T)(Q)RD1.5-1 subject to Conditions of Approval; approve building line removal as filed; adopt Findings; and adopt Mitigated Negative Declaration No. ENV-2006-0558-MND.

Moved: Fortson
Seconded: Lett
Ayes: Honda
Absent: Sampson

VOTE: 3-0

4. **ZA-2004-7706-ZV-1A**

CEQA: ENV-2004-7707-MND
Plan: Sylmar

Council District: 7
Location: 13570 Hubbard Street
Expiration Date: 02/01/07
Appeal Status: Further
appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Municipal Code Section 12.04.09-B to permit a self-serve car wash in the PF-1VL Zone.

APPLICANT: Pat Barry, Barry's Car Wash
George Minter, RHC Communities, Representative

APPELLANT Pat Barry, Barry's Car Wash
George Minter, RHC Communities, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Daniel Green (213) 978-1304

Staff presented the case.

The President opened the public hearing.

Representative from the Neighborhood Council and three other speakers testified against the appeal.

Applicant/Appellant representative testified the appeal is no longer being pursued, however, he requested the Findings be modified to satisfy the denial of the project.

Council District representative testified against the project.

The President closed the public hearing.

The Commission deliberated and asked the staff to make some clarifications on the findings as requested by the Applicant/Appellant.

A suggestion to continue the case was made to give the staff and the Applicant/Appellant time to discuss the Findings.

Motion: Continue to February 15, 2007.

Moved: Fortson
Seconded: Lett
Ayes: Honda
Absent: Sampson

VOTE: 3-0

VOTE

5. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6:05 p.m.

David Honda, President

Fely C. Pingol. Commission Executive Assistant
North Valley Area Planning Commission

Date Adopted: _____