

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, January 03, 2008
Marvin Braude Constituent Service 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 Sampson at 4:35 p.m.

Commissioners present: Richard L. Corona, Meltrita Evans Fortson, J. Richard Leyner, Juan Rodriquez

Commissioner absent: None

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

None

B. Commission Requests

None

3. **APCNV-2007-2506-ZC**

CEQA: ENV 2007-2507-MND
Plan: Northridge

Council District: 12
Location: 8752 N. Darby Avenue
Expiration Date: 01/08/08
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED NOVEMBER 16, 2007

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R1-1 to RD1.5-1 (Multiple Dwelling Zone).

PROJECT: Construction of a two-story, 4-unit addition to an existing site improved with one residential unit, for a total of 5 residential units, 10 parking spaces and 2 guest parking spaces.

APPLICANT: Bryan Nelson

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)RD1.5-1
SUBJECT TO CONDITIONS OF APPROVAL.
Jose Carlos Romero (213) 975-1180

Staff presented the case.

The President opened the public comment.

Applicant briefly discussed his project.

There were no other speakers.

The President closed the public comment.

Motion: Adopt staff recommendation to approve zone change to (T)(Q)RD1.5-1 subject to Conditions of Approval; adopt findings; and adopt Mitigated Negative Declaration No. ENV-2007-2507.

Moved: Fortson
Seconded: Corona
Ayes: Leyner, Rodriguez, Sampson

Vote: 5-0

4. APCNV-2007-3849-ZC

CEQA: ENV-2007-3850-MND
Plan: Sun Valley-La Tuna Canyon

Council District: 2
Location: 7525 and 7535 N. Ethel Avenue
Expiration Date: 01/05/08
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED NOVEMBER 19, 2007

ZONE CHANGE, from [Q]P-1 (Automotive Parking Zone) and CM-1 (Commercial Manufacturing Zone, 1.5:1 Floor Area Ratio (FAR) to CM-1 (Commercial Manufacturing Zone, 1.5:1 Floor Area (FAR).

PROJECT: Construction of a new 12,400 square foot (sq. ft.) office/light manufacturing building for ten tenants that will be two stories, with a maximum height of 27 feet, with 98 parking spaces on a 90,809 square foot site that is improved with an existing 22,500 sq. ft., one story, concrete light industrial/office building to remain.

APPLICANT: Ethel Investment Group – Murray Siegel
Representative: Robert Lamishaw, JPL Zoning Services

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM [Q]P-1 AND CM-1 TO (T)(Q)CM-1 SUBJECT TO CONDITIONS OF APPROVAL.
Kevin D. Jones (213) 978-1172

Staff presented the case and answered questions of the Commission.

The President opened the public comment.

Applicant's representative spoke for the project; made some corrections on Staff Recommendation; and urged the Commission to approve their original request. He answered questions of the Commission.

There were five speakers against and one for the project.

An attorney representing about 19 neighbors also spoke against the project and their concern regarding the windows, the odor and the pollution coming from the manufacturing firm.

Applicant's representative rebutted,

The President closed the public comment. Lengthy deliberation ensued.

Motion: Adopt staff recommendation to approve zone change to (T)(Q)CM-1 subject to Conditions of Approval; adopt findings; and adopt Mitigated Negative Declaration No. ENV-2007-3850.

Moved: Leyner
Seconded: Fortson
Ayes: Corona, Sampson
Nays: Rodriguez

Vote: 5-0

5. PUBLIC COMMENT PERIOD

Applicant of Case No. ZA-2007-1876-CUX-CUB-1A requested the Commission reconsider its decision made at the December 06, 2007 hearing regarding imposed Conditions of Approval.

Staff articulated back the Commission on nature of the case.

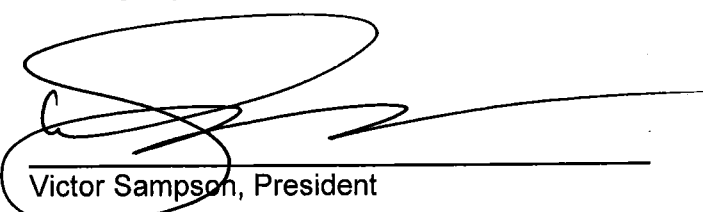
Commission discussion followed.

Motion: Approve request for reconsideration to be scheduled on February 7, 2008.

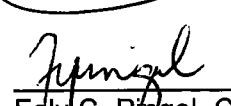
Moved: Fortson
Seconded: Corona
Ayes: Leyner
Nays: Rodriguez, Sampson

Vote: 3-2

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6:34 p.m.



Victor Sampson, President



Fely C. Pongol, Commission Executive Assistant
North Valley Area Planning Commission

Date Adopted: 2.21.08