

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, May 7, 2009
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF THE 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 RECORDINGS FOR THIS MEETING. COPIES OF COMPACT DISCS 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 Commission President Sampson at 4:33 p.m.

Commissioners present: Richard L. Corona, J. Richard Leyner, Veronica Padilla, Juan Rodriguez, and Victor Sampson

Commissioners absent: None

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report.

2. COMMISSION BUSINESS

A. Advance Calendar

Question concerning case no. ZA-2008-2425-ZV-1A – address is not within the North Valley area.

B. Commission Requests

C. The Minutes for April 2 and 16, 2009 were approved.

CASE NO. 4 HEARD OUT OF ORDER.

4. **DIR-2008-3490-BSA-1A**

CEQA: ENV-2007-3910-MND

Plan: Northridge

Council District: 12

Location: 18640-18664 Eddy Street
18657-18665 Parthenia Street

Expiration Date: 5/20/09

Appeal Status: Further appealable
only if approved

PUBLIC HEARING - Required

An **appeal**, of the Zoning Administrator's decision pursuant to the provisions of Section 12.26-K of the Los Angeles Municipal Code, which found that the Department of Building and Safety did err and abuse its discretion in its determination that a block wall may be located on the easterly property line as approved by Building Permit No. 08020-20000-00576, and, that the action of the Department of Building and Safety is reversed, and that the appeal is granted, and **find** the Department of Building and Safety determined that the project is exempt from an environmental review.

APPLICANT: Steve Zipp
Representative: Gary Klein

APPELLANT: Sanjuana & Michael Rios

Recommended action

Deny the appeal; **sustain** the decision of the Zoning Administrator which found that the Department of Building and Safety did err and abuse its discretion in its determination that a block wall may be located on the easterly property line as approved by Building Permit No. 08020-20000-00576, and that the action of the Department of Building & Safety is reversed, and that the appeal is granted, and **find** the Department of Building and Safety determined that the project is exempt from an environmental review.

Staff: Linn Wyatt, (818) 374-9914

DISCUSSION:

On the recommendation of City staff, case number four was taken out of order. A lengthy discussion ensued with several speakers appearing before the commission.

Motion: **Deny** the appeal; **sustain** the decision of the Zoning Administrator which found that the Department of Building and Safety did err and abuse its discretion in its determination that a block wall may be located on the easterly property line as approved by Building Permit No. 08020-20000-00576, and that the action of the Department of Building & Safety is reversed, and that the appeal is granted, and **find** the Department of Building and Safety determined that the project is exempt from an environmental review.

Moved: Rodriguez

Seconded: Padilla

Ayes: Corona and Leyner

Abstained: Sampson

Vote: 4-0 and 1 abstained

3. **ZA-2007-3909-ZV-1A**

CEQA: ENV-2007-3910-MND

Plan: Northridge

Council District: 12

Location: 18640-18664 Eddy Street
18657-18665 Parthenia Street

Expiration Date: 5/20/09

Appeal Status: Further appealable
only if approved

CONTINUED FROM MARCH 19, 2009

An **appeal**, of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the **approval** of a Variance from Section 12.17.6-A,8 of the Los Angeles Municipal Code granting the establishment, use and maintenance of an automobile impound yard in the M1-1VL Zone Classification in lieu of complying with all the standards of said section; and the **approval** of Mitigated Negative Declaration ENV-2007-3910-MND as the environmental clearance recommended for the project by City Staff.

APPLICANT: Marcos Portillo, Day & Night Towing
Representative: Robert B. Lamishaw, JPL Zoning Services

APPELLANT: Stephen Zipp
Representative: Lee Ambers, California Property Consultants

Recommended Action

Deny the appeal; **sustain** the decision of the Zoning Administrator for the **approval** of a Variance granting the establishment, use and maintenance of an automobile impound yard in the M1-1VL Zone Classification; and **adopt** the Mitigated Negative Declaration ENV-2007-3910-MND as the environmental clearance recommended for the project by City Staff.

Staff: Nic Brown, (818) 374-5069

DISCUSSION:

A lengthy discussion ensued with several speakers appearing before the commission.

Motion: **Deny** the appeal; **sustain** the decision of the Zoning Administrator for the **approval** of a Variance granting the establishment, use and maintenance of an automobile impound yard in the M1-1VL Zone Classification; and **adopt** the Mitigated Negative Declaration ENV-2007-3910-MND as the environmental clearance recommended for the project by City Staff.

Moved: Padilla

Seconded: Corona

Ayes: Leyner and Rodriguez

Abstained: Sampson

Vote: 4-0 and 1 abstained

5. **TENTATIVE TRACT NO. 68178-CC-1A**

CEQA: ENV-2007-1827-CE

Plan: Northridge

Council District: 12

Location: 18400 Plummer Street

Expiration Date: 5/7/09

Appeal Status: Further appealable to
City Council

CONTINUED FROM APRIL 16, 2009

PUBLIC HEARING – Required

An **appeal**, from the entire decision of the Advisory Agency in disapproving Tentative Tract No. 68178-CC for a maximum 15-unit residential condominium conversion from an existing 27-unit apartment building; and find Categorical Exemption No. ENV-2007-1827-CE as the environmental review recommended by City staff.

APPLICANT: Thomas Siciliano
The Douglas B. Stein 1966 Trust
Representative: Oscar Ensafi

APPELLANT: Same

Recommended Action

Deny the appeal; **sustain** the entire decision of the Advisory Agency in disapproving Tentative Tract No. 68178-CC, and **find** Categorical Exemption No. ENV-2007-1827-CE as the environmental review recommended by City staff.

Staff: Lateef Sholebo, (213) 978-1454

DISCUSSION:

Several speakers appeared before the commission. A discussion followed the close of the public hearing when several questions were asked by the commissioners.

Motion: To deny the appeal; sustain the entire decision of the Advisory Agency in disapproving Tentative Tract No. 68178-CC, and find Categorical Exemption No. ENV-2007-1827-CE as the environmental review recommended by City staff.

Moved: Corona

Seconded: Padilla

Ayes: Rodriguez and Sampson

Nays: Leyner

Vote: 4 - 1

6. **APCNV-2007-4148-ZC**

CEQA: ENV 2007-4138-MND

Plan: Chatsworth – Porter Ranch

Council District: 12

Location: 19954 W. Chase Street

Expiration Date: 5/7/09

Appeal Status: Further Appealable if Zone Change is denied

PUBLIC HEARING – Completed on March 5, 2009

Proposed Project

Construction of 2 new single family homes, with an existing single family dwelling to remain on an approximately 19,979 square foot rectangular site.

Requested Actions

1. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1 (Suburban Zone) to (T)(Q)R1-1 (Single Family Dwelling Zone), and
2. Adopt Mitigated Negative Declaration ENV 2007-4138-MND, a mitigated negative declaration per the California Environmental Quality Act, to allow a Zone Change from RA-1 (Suburban Zone) to (T)(Q)R1-1 (Single Family Dwelling Zone).

APPLICANT: Natalie Schlatter

Representative: Robert Lamishaw, JPL Zoning Services

Recommended Actions

1. **Disapprove** the Zone Change Request of RA-1 to R1-1 as filed.
2. **Approve and recommend** that the City Council approve Zone Change from RA-1 to (T)(Q)R1-1 for the subject property, with the attached conditions of approval.
3. **Adopt** Mitigated Negative Declaration ENV 2007-4138-MND a mitigated negative declaration per the California Environmental Quality Act, to allow a Zone Change from RA-1 (Suburban Zone) to (T)(Q)R1-1 (Single Family Dwelling Zone).
4. **Adopt** the attached Findings.
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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: Milena Zasadzien, (818) 374-5054

DISCUSSION:

After a brief discussion by the commissioners decided to approve the case by consent.

Motion: To allow Case No. APCNV-2007-4148-ZC to be approved by consent.

Moved: Rodriguez

Seconded: Padilla

Ayes: Corona, Leyner, and Sampson

Vote 5 – 0

2nd Motion: To approve Case No. APCNV-2007-4148-ZC.

Moved: Rodriguez

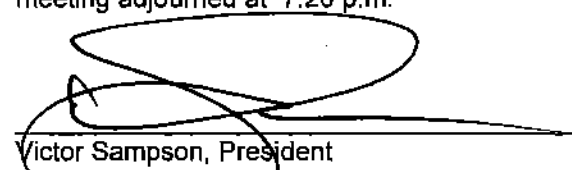
Seconded: Leyner

Ayes: Corona, Padilla, and Sampson

Vote 5 - 0

7. PUBLIC COMMENT PERIOD

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 7:20 p.m.



Victor Sampson, President



Rhonda L. Ketay, Commission Executive Assistant
North Valley Area Planning Commission

Date Adopted: 5-21-2009