

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, August 6, 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 Leyner at 4:31 p.m.

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

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

- A. No items to report.

Note: John Dugan, Deputy Director of City Planning will be leaving the City of Los Angeles to accept a position for the City of Fresno.

2. COMMISSION BUSINESS

- A. Advance Calendar

None

- B. Commission Requests

None

- C. Minutes of July 16, 2009

Motion: To Approve the Minutes of July 16, 2009

Moved: Rodriguez

Seconded: Sampson

Ayes: Corona, Leyner, Padilla

Vote: 5-0

3. AA-2007-4471-PMLA-1A

Related Case: VTT 63536

CEQA: ENV-2007-4472-MND

Plan: Sunland-Tujunga-Lake View Terrace-
Shadow Hills-East La Tuna Canyon

Council District: 2

Expiration Date: 08/06/09

Appeal Status: Not further appealable

CONTINUED FROM JUNE 18, 2009 MEETING

PUBLIC HEARING REQUIRED

Project Location: 9705 La Canada Way

PROPOSED PROJECT:

A three-lot subdivision for the development of two single-family residences with horsekeeping facilities. The project would involve the retention of an existing single-family residence and horsekeeping facilities and the construction of two single-family residences with horsekeeping facilities in the RE40-1-K Zone. Each of the three lots contain lot areas over 40,000 square feet each consistent with the applicable zoning, community and specific plans.

REQUESTED ACTION:

An **appeal** of the Deputy Advisory Agency's approval of Parcel Map No. AA-2007-4471-PMLA for a three-lot subdivision (pursuant to Sections 17.50 and 12.07.01 of the LAMC) for single-family residential uses with equinekeeping in the RE40-1-K Zone.

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Sustain** the Advisory Agency's approval of Parcel Map No. AA-2007-4471-PMLA.
3. **Adopt** the Mitigated Negative Declaration No. ENV-2007-4472-MND.

APPLICANT: Imad Aboul-Hosn

APPELLANT: William Lundeen and Gillian van Muyden

STAFF: Nicholas Hendricks (818) 374-5046

DISCUSSION

Planning staff presented the case.

The applicant addressed the Commission and spoke in support of the approval for Parcel Map No. AA-2007-4471-PMLA.

The facilitator or expeditor for the project addressed the Commission and spoke in support of the parcel map.

The appellant's and one person spoke for the appeal and against to the project.

One person spoke in opposition to the project, requested the Commission to continue the item in order for a slope density analysis to be conducted and the applicant's application be denied.

The Planning Deputy of Council District 2 addressed the Commission and supports the project.

Discussion ensued between the Commissioners and planning staff.

At this point in the meeting, Commissioners Corona and Padilla recused themselves because of not being present at the prior meeting of June 18, 2009.

Motion: To Deny the Appeal and approve Parcel Map No. AA-2007-4471-PMLA.

Moved: Sampson

Seconded: Rodriguez

Ayes: Leyner

Vote: 3-0

4. APCNV-2006-9435-ZC-F-BL

Related Case: TT-67292-CN

CEQA: ENV-2006-9432-MND

Plan: Sun Valley-La Tuna Canyon

Council District: 6

Expiration Date: 08/06/09

Appeal Status: Zone Change may be appealed by applicant if denied

PUBLIC HEARING REQUIRED

Project Location: 11834 West Roscoe Boulevard

PROPOSED PROJECT:

A **Zone Change** request from R1-1 to RD3-1 to allow construction, use and maintenance of 20 affordable detached single family condominium units, wall height variance to 6 feet in lieu of 42 inches in front yard setback, and 20-foot building line removal.

REQUESTED ACTION:

1. Pursuant to Section 12.32-F of the Los Angeles Municipal Code, a Zone Change from R1-1 to RD3-1.
2. Pursuant to Section 12.24-X,7 of the Los Angeles Municipal code a wall height variance in front yard setback.
3. Pursuant to Section 12.32-R for the removal of a 20-foot building line.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of the proposed Mitigated Negative Declaration No. ENV-2006-9432-MND and associated findings.

RECOMMENDED ACTIONS:

1. **Deny** the Zone Change from R1-1 to RD3-1.
2. **Approve** pursuant to Section 12.32 of the Los Angeles Municipal Code, a zone change from R1-1 to (T)(Q)RD3-1 zone.
3. **Approve** pursuant to Section 12.24-X,7 of the Los Angeles Municipal Code, a wall height variance of 6 feet in lieu of 42 inches in the required front yard.
4. **Approve** pursuant to Section 12.32-R of the Los Angeles Municipal Code, building line removal and recommend to the City Council adoption of an ordinance to effect the change of zone, subject to the attached conditions of approval.

5. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative or "Q" Qualified classification are specified in Section 12.32-G of the Los Angeles Municipal Code. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated on the attached page.
6. **Approve** and recommend that the City Council adopt Mitigated Negative Declaration No. ENV-2006-9432-MND.
7. **Adopt** the attached findings.
8. Advise the applicant the 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 and necessary fees to cover the cost of such monitoring.
9. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a fish and game fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

APPLICANT: Jim Brewer

Representative: Rhonda Lieberman,
Wagner-Kerr Associates, Inc.

STAFF: Sterling Barnes (213) 978-1359

DISCUSSION

Planning staff presented the case.

The applicant addressed the Commission.

The Planning Deputy of Council District 6 spoke in support of the planning department's recommendations.

Motion: To Deny the Zone Change from R1-1 to RD3-1 and approve Zone Change from R1-1 to (T)(Q)RD3-1

Moved: Corona

Seconded: Sampson

Ayes: Leyner, Padilla, Rodriguez

Vote: 5-0

5. **APCNV-2007-3675-ZC**

CEQA: ENV-2006-9449-MND

Plan: Northridge

Council District: 12

Expiration Date: 08/06/09

Appeal Status: Zone Change may be appealed
by applicant if denied

PUBLIC HEARING REQUIRED

Project Location: 18335 West Chase Street

PROPOSED PROJECT:

Twelve condominium units on lot 1 facing Malden Street and a single family home on lot 2 facing Chase Street.

REQUESTED ACTION:

A **Zone Change** incident to tract map pursuant to section 12.32 of the Los Angeles Municipal Code from R1-1 to R3-1 for lot 1 facing Malden Street with lot 2 facing Chase Street to remain zoned R1-1.

RECOMMENDED ACTIONS:

1. **Deny** the zone change request as filed.
2. **Approve** and recommend that the City Council adopt the ordinance to effect the change of a zone, incident to subdivision, from the existing R1-1 to (T)(Q)R3-1, as set forth in Section 12.32 of the Los Angeles Municipal Code, subject to the attached conditions.
3. **Recommend** the applicant be advised the time limits for effectuation of a zone in a "T" Tentative or "Q" Qualified classification are specified in Section 12.32-G of the Los Angeles Municipal Code. Conditions must be satisfied prior to the issuance of building permits and that the Tentative classification be removed in the manner indicated on the attached pages.
4. **Approve** and recommend that the City Council adopt Mitigated Negative Declaration No. ENV-2006-9449-MND.
5. **Adopt** the attached Zone Change Findings.
6. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City will monitor or require evidence that any 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.
7. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

APPLICANT: Sharam Ahrony
Representative: George Bromberg

STAFF: Marc Woerschling (213) 978-1396

DISCUSSION

Planning staff presented the case.

Commissioner Rodriguez posed a question to planning staff regarding how this type of project would impact the traffic in the neighborhood.

Motion: To approve and recommend that the City Council adopt a zone change, from the existing R1-1 to (T)(Q)R3-1

Moved: Rodriguez

Seconded: Padilla

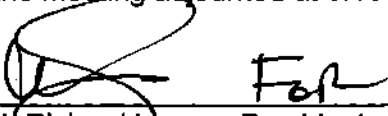
Ayes: Corona, Leyner, Sampson

Vote: 5-0

6. PUBLIC COMMENT PERIOD

No speakers addressed the Commission.

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6:15 p.m.


J. Richard Leyner, President


Carmen Montgomery, Commission Executive Assistant
North Valley Area Planning Commission

Date Adopted: 10-1-09