

Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 16, 2010
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

J. Richard Leyner, President
Victor Sampson, Vice President
Richard L. Corona, Commissioner
Veronica Padilla, Commissioner
Juan Rodriguez, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-130; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 272, Los Angeles, CA 900152, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
EIR – Environmental Impact Report

ND – Negative Declaration
MND – Mitigated Negative Declaration
CE – Categorical Exemption

1. DEPARTMENTAL REPORT

A. Items of interest

2. COMMISSION BUSINESS

A. Advanced Calendar

B. Commission Requests

3. [APCNV-2009-3857-SPE-SPP](#)

CEQA: ENV-2009-3856-MND

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

Location: 11370 North Alethea Drive

Council District: 2

Expiration Date: 10/16/10 extended

Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED AUGUST 2, 2010

Proposed Project:

The applicant (Sprint/Clearwire) is proposing the installation, use, and maintenance of an unmanned wireless telecommunication facility (WTF), consisting of an 80-foot mono-pine with (3) three sectors, each sector containing (1) one panel antenna, (1) one daphthead, and (1) one microwave dish ranging in height at a minimum of 72 feet and a maximum of 74 feet; and, (1) one support cabinet with a GPS antenna located at the base of the mono-pine. The wireless facility is necessary to augment the company's 4G Broadband Network. (The property involved is approximately 103,265 square feet, classified in the RE40-1 zone, and located within the boundaries of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (Ordinance 175,736).

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) for the above referenced project;
2. Pursuant to Section 11.5.7 F 1 (f) of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from Section 9.A of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (Ordinance 175,736) to permit a height of 80 feet for a wireless telecommunication facility (i.e., mono-pine) in lieu of the permitted height of 30 feet required by the Specific Plan; and
3. Pursuant to Section 11.5.7 C of the LAMC, a Project Permit Compliance with the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (Ordinance 175,736).

APPLICANT: Sprint - Clearwire
Representative: Alexis Osborn. Realcom Consulting

Recommended Action:

1. **Disapprove** the request for a **Specific Plan Exception**, pursuant to Section 11.5.7.F 1(f) of the LAMC, from Section 9.A of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (Ordinance 175,736) to allow a wireless telecommunication facility (i.e., a mono-pine) to be installed with a height of 80, in lieu of the maximum height limit of 30 feet prescribed by the Specific Plan.
2. **Disapprove** the **Project Permit Compliance** determination pursuant to Section 11.5.7.C of the LAMC, as required by the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (Ordinance 175,736).
3. **Disapprove** the environmental clearance, as inadequate, for the proposed project under Mitigated Negative Declaration No. **ENV-2009-3856-MND**, pursuant to Section 21082.1(c)(3) of the California Public Resources Code in that the project clearance failed to consider the environmental impacts to the surrounding area in terms of High Wind Area, High Fire Zone, and Earthquake faults and inadequately mitigates the impacts to aesthetics related to the height of the mono-pine.
4. **Adopt** the attached Findings.

Staff: Thomas Lee Glick (818) 374-5062

4. **APCNV-2009-3385-SPE**

CEQA: ENV-2010-2224-CE

Plan: Chatsworth-Porter Ranch

Location: 19700 West Rinaldi Street

Council District: 12

Expiration Date: 10/16/10 extended

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED AUGUST 2, 2010

Proposed Project:

The applicant, The Sheppard of the Hills Church, is requesting the installation, use, and maintenance of a sign program consisting of a total of ten signs: three monument signs, six wall signs, and one pole sign for Shepherd of the Hills on the corner of Rinaldi Street and Corbin Avenue, and located within the boundaries of the Porter Ranch Land Use / Transportation Specific Plan (Ordinance No. 166,068).

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Find the Categorical Exemption prepared for the requested action is adequate.
2. Pursuant to Section 11.5.7 F 1 (f) of the Municipal Code, a Specific Plan Exception from Section 6.E.3 of the Porter Ranch Land Use/Transportation Specific Plan to permit the following: a) Two (2) additional monument signs in lieu of the one permitted; b) One (1) additional wall sign for a building face that does not have frontage or entrance on a public street; and c) A total of ten (10) signs for the site in lieu of the maximum of eight (8) permitted.

Note: A Project Permit Compliance was issued by the Director of Planning on February 12, 2010, under DIR-2009-1795-DRB-SPP, for the expansion of the church use and another Project Permit Compliance was issued by the Director on May 20, 2010, under DIR-2009-3384-DRB-SPP, for the church's uniform sign program.

APPLICANT: The Sheppard of the Hills
Representative: Phyllis Nathanson, Planning Associates, Inc.

Recommended Action:

1. **Approve** the applicant's request, pursuant to LAMC Section 11.5.7-F of the LAMC, to grant a Specific Plan Exception from Section 6.E.3 of the Porter Ranch Land Use/Transportation Specific Plan to permit the following: a) Two (2) additional monument signs in lieu of the one permitted; b) One (1) additional wall sign for a building face that does not have frontage or entrance on a public street; and c) A total of ten (10) signs for the site in lieu of the maximum of eight (8) permitted.
2. **Approve** the environmental clearance for the proposed project under ENV-2010-2224-CE.
3. **Adopt** the attached Findings.

Staff: Thomas Lee Glick (818) 374-5062

5. **APCNV-2010-1301-ZC-ZAA**

Incidental Case: VTT-71171

Related Cases: CPC-1991-0366-ZC; TT-51713

CEQA: ENV-2010-1243-MND

Plan: Sylmar

Location: 14540 West Foothill Boulevard

Council District: 7

Expiration Date: 09/16/10

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED AUGUST 3, 2010

Proposed Project:

The development of an affordable housing project comprised of a gated, 12-unit condominium compound consisting of six pairs of duplex townhouses containing four bedrooms per unit and children's play area on a vacant 36,200 square foot parcel of land. Further, the project would provide 24 tenant parking spaces in attached garages and 6 guest parking spaces located along the proposed private access driveway. Vehicular access to the proposed development would be located on Cobalt Street.

Requested Action:

1. Pursuant to Section 12.32-I.2 of the Los Angeles Municipal Code, a **Zone Change** from the RA-1 and RD3-1 Zones to the (T)(Q)RD3-1 Zone.
2. Pursuant to Section 12.28 of the Los Angeles Municipal Code, an **Adjustment** to permit a 10-foot rear yard for a distance of approximately 136 feet in lieu of 15 feet in the RD3-1 Zone.
3. Pursuant to Section 12.28 of the Los Angeles Municipal Code, an **Adjustment** to permit a combination retaining/privacy wall, varying in height from 8 to 12 feet, in the required southwesterly side yard and rear yard, and a portion of a combination retaining/privacy wall, 8 ½ feet in height, in lieu of 3 ½ feet in the required side yard adjoining a street of a reverse-corner lot in the RD3-1 Zone.
4. Pursuant to Section 12.24-X,7 of the Los Angeles Municipal Code, a **Zoning Administrator's Determination** to permit portions of a fence and entry gate to reach a height of 6 feet in lieu of 3 ½ feet required in the front yard; and 6-foot high fences in the side yard in lieu 3 ½ feet required in the side yard adjoining a street of a reverse-corner lot in the RD3-1 Zone.

5. Pursuant to Section 21082.1(c) of the California Public Resources Code, **Adopt** ENV-2010-1243-MND and incorporate the mitigation measures into the project's Conditions of Approval.

APPLICANT: Habitat For Humanity

Representative: Phyllis Nathanson, Planning Associates, Inc.

Recommended Action:

1. **Approve and recommend** that the City Council adopt a **Zone Change** from the RA-1 and RD3-1 Zones to the (T)(Q)RD3-1 Zone subject to attached conditions of approval.
2. **Approve an Adjustment** to permit a 10-foot rear yard for a distance of approximately 136 feet in lieu of 15 feet in the RD3-1 Zone.
3. **Approve an Adjustment** to permit a combination retaining/privacy wall, varying in height from 8 to 12 feet, in the required southwesterly side yard and rear yard, and a portion of a combination retaining/privacy wall, 8 ½ feet in height, in lieu of 3 ½ feet in the required side yard adjoining a street of a reverse-corner lot in the RD3-1 Zone.
4. **Approve a Zoning Administrator's Determination** to permit portions of a fence and entry gate to reach a height of 6 feet in lieu of 3 ½ feet required in the front yard; and 6-foot high fences in the side yard in lieu of 3 ½ feet required in the side yard adjoining a street of a reverse-corner lot in the RD3-1 Zone.
5. **Adopt** Mitigated Negative Declaration, ENV-2010-1243-MND incorporating the mitigation measures into the project's Conditions of Approval.
6. **Advise** the applicant that evidence of performance of mitigation measures shall be submitted to the Department of City Planning prior to the issuance of a Certificate of Occupancy pursuant to Section 21081.6 of the Public Resources Code. The City shall monitor or require evidence that mitigation measures are implemented and maintained throughout the life of the project; the City may require any necessary fees to cover the cost of such monitoring.
7. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified classification are specified in Section 12.32.G of the L.A.M.C. 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.
8. **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 may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Nicholas Hendricks (818-374-5046)

6. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the **North Valley Area Planning Commission** will be held at **4:30 p.m.** on **Thursday, October 7, 2010** at the **Marvin Braude Constituent Service Center**
6262 Van Nuys Boulevard
Van Nuys, CA 91401

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCnorthvalley@lacity.org