

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 19, 2011
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
Vacant, Commissioner

Rhonda Ketay, Commission Executive Assistant
(213) 978-1300; 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 agendized 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 agendized 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

C. Approval of the minutes from May 5, 2011.

3. **APCNV-2010-1637-ZC-ZAA**

Incidental Case: VTT-71151-SL

CEQA: ENV-2010-1636-MND

Council District: 7

Expiration Date: 5/19/11

Plan: Mission Hills-Panorama City-North Hills

Appeal Status: Further appealable to City Council if Zone Change is disapproved

PUBLIC HEARING COMPLETED JANUARY 27, 2011

Location: 8350 Kester Avenue

Proposed project: Construction of five new detached single-family dwelling units, each two-stories high with a two-car garage, and all to share a common driveway. The project additionally requests a 10-foot high wall within the side and rear yard setbacks and for a 6-foot high wall within the front yard setback. The project is located on a 25,200 square-foot site.

[Note: a public hearing was held concurrently for Parcel Map No. VTT-71151-SL, and an approval letter to subdivide the property into five lots was issued February 16, 2011.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **adopt** the Mitigated Negative Declaration ENV-2010-1636-MND, for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to (T)(Q)RD5-1 (Restricted Density Multiple Dwelling Zone).
3. Pursuant to Section 12.28 of the Municipal Code, a **Zoning Administrator's Adjustment** to allow an over-in-height wall of 10-feet in lieu of the 8-feet permitted in the side and rear yard setback, and to allow an over-in-height wall of 6-feet in lieu of the 3 ½ feet permitted in the front yard setback.

APPLICANT: Vinnie Ruggieri

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

Recommended Action:

1. **Adopt** the Mitigated Negative Declaration ENV-2010-1636-MND.
2. **Approve** and **recommend** that the City Council approve the **Zone Change** from RA-1 to (T)(Q)RD5-1 for the subject property, with the Conditions of Approval.
3. **Approve** the **Zoning Administrator's Adjustment** to allow an over-in-height wall of 10-feet in lieu of the 8-feet permitted in the side and rear yard setback and to allow an over-in-height wall of 6-feet in lieu of the 3 ½ feet permitted in the front yard setback, with the Conditions of Approval.
4. **Adopt** the Findings.
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21082.6, 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

4. **APCNV-2010-2540-SPE-SPP**
CEQA: ENV 2010-2541-MND

Council District: 2
Expiration Date: 5/21/11
Plan: Sunland-Tujunga Lake View Terrace-
Shadow Hills-East La Tuna Canyon
Appeal Status: Further appealable to City
Council

Location: 8422 W. La Tuna Canyon Road

Proposed project: The installation, operation, and maintenance of a new unmanned wireless tele-communications facility consisting of 8 panel antennae on a 30-foot tall "monopine" structure. Four accompanying outdoor equipment cabinets, an emergency generator, and 4 cabinet-mounted GPS antennae are proposed to be placed approximately 350 feet from the monopine and would be enclosed by a 9-foot high block wall enclosure, within an approximately 480 square foot space. The proposed project is located on an approximately 18.82 acre site classified in the A1-1XL (Agricultural) Zone and also located within the boundaries of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

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 1(f) of the Municipal Code a **Specific Plan Exception** to permit the location of a wireless telecommunication facility which is located within the San Gabriel/ Verdugo Mountains Scenic Preservation Specific Plan (Ordinance No. 175,736), and furthermore which does not comply with the landscaping standards in Section 12.21 A.20 of the Municipal Code.
3. Pursuant to Section 11.5.7 C of the Municipal Code, **Project Permit Compliance Review** for the San Gabriel/ Verdugo Mountains Scenic Preservation Specific Plan

APPLICANT: Verizon Wireless
Representative: Justin Robinson

Recommended Action:

1. **Disapprove** the request for a **Specific Plan Exception**, pursuant to Section 11.5.7.F 1(f) of the LAMC, to permit the location of a wireless telecommunication facility which is located within the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (Ordinance No. 175,736), and furthermore which does not comply with the landscaping standards in Section 12.21 A. 20 of the Los Angeles Municipal Code.
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 for the proposed project under Mitigated Negative Declaration ENV-2010-2541-MND, pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
4. **Adopt** the attached Findings.

Staff: Frank Quon (818) 374-3036

5. 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, June 2, 2011** at the
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard
Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action employer

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 Planning Commission Office at (213) 978-1300 or by e-mail at APCnorthvalley@lacity.org.