

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 5, 2012, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

J. Richard Leyner, President
Victor Sampson, Vice President
Oshin Harootonian, Commissioner
Veronica Padilla, Commissioner
Quyen Vo-Ramirez, 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. 3.

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 March 15, 2012.

3. **ZA-2011-1725-CUW-1A**

CEQA: ENV-2011-1726-CE

Council District: 12

Expiration Date: 4/11/12

Plan: Chatsworth – Porter Ranch

Appeal Status: Not further appealable

CONTINUED FROM MARCH 15, 2012

PUBLIC HEARING

Location: 20925 West Roscoe Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to the provisions of Section 12.24-W,49 of the Los Angeles Municipal Code, to authorize the installation, use and maintenance of a 45-foot high wireless telecommunications facility disguised as a flag pole in the C2-1L Zone, and adoption of Categorical Exemption ENV 2011-1726-CE as the environmental clearance.

APPLICANT: Verizon Wireless

Representative: Argineh Mailian, Core Development Services

APPELLANT: Tatiana Archangel

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the action of the Zoning Administrator to authorize the installation, use and maintenance of a 45-foot high wireless telecommunications facility disguised as a flag pole in the C2-1L Zone, subject to Conditions of Approval.
3. **Adopt** the Findings.
4. **Adopt** the action of the lead agency in adopting Categorical Exemption ENV 2011-1726-CE as the environmental clearance.

Staff: Maya Zaitzevsky (213) 978-1416

4.

[APCNV-2011-2663-ZC-F](#)

Related Case: CPC-2005-8471-GPA-ZC

CEQA: ENV-2011-3081-MND

Council District: 7

Expiration Date: 4/7/12

Plan: Arleta-Pacoima

Appeal Status: Zone Change appealable
by applicant if disapproved

PUBLIC HEARING HELD ON FEBRUARY 27, 2012

Location: 12448 Osborne Street

Projected Project: Demolition of 2 single-family dwellings and construction of a 20 multiple family residential detached units, for condominium purposes, 2-stories high, having a floor area of approximately 1,800 square feet within each unit, with an attached 2-car garage, and having 40 parking spaces for residents and 15 guest parking spaces to be provided, on an approximate net 60,984 square foot parcel of land.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **adopt** the Mitigated Negative Declaration (ENV-2011-2081-MND) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from R1-1 (One-Family Zone) to RD3-1 (Residential Accessory Zone).
3. Pursuant to Section 12.24 X 7 of the Municipal Code, a **Determination** to provide relief from Section 12.21 C 1(g) to permit a fence height of 6 feet in lieu of the maximum 42 inches permitted in the front yard.

APPLICANT: Jim Brewer, Spiegel Development, Inc.

APPELLANT: Rhonda Leiberman, Wagner-Kerr Assoc., Inc.

Recommended Action:

1. **Approve** and **Recommend** that the City Council adopt the **Zone Change** from R1-1 and (T)(Q)RD4-1 to (T)(Q)RD3-1 for the subject property, subject to the Conditions of Approval.
2. **Approve** the **Determination** to permit a fence height of 6 feet in lieu of the maximum 42 inches permitted in the front yard, subject to the Conditions of Approval.
3. **Adopt** the Mitigated Negative Declaration ENV 2011-3081-MND.
4. **Adopt** the 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: Frank Quon (818) 374-5036

5.

[APCNV-2011-2155-ZC-BL-DB](#)

CEQA: ENV-2011-2152-MND

Council District: 12

Expiration Date: 5/5/12

Plan: Northridge

Appeal Status: Further appealable to City
Council

PUBLIC HEARING HELD ON JANUARY 17, 2012

Location: 18432-18452 West Halstead Street; 9554 North Reseda Boulevard

Proposed project: The construction of a four-story (51 feet in height), 47-unit condominium building (inclusive of 12 density bonus units) with 97 parking spaces, on a 27,374 square-foot lot.

Requested Action:

A Zone Change from the RA-1 Zone to the (T)(Q)R3-1 Zone, Density Bonus provisions for low income housing, and the removal of a 15-foot Building Line. The project would set aside four units for very low income households thereby allowing an additional 12 units as provided by the Density Bonus regulations.

APPLICANT: Shawn Evenhaim

Recommended Action:

1. **Approve and Recommend** that the City Council adopt a **Zone Change** from the RA-1 Zone to the (T)(Q)R3-1 Zone.
2. **Approve and Recommend** that the City Council adopt the **removal** of the existing 15-foot building line.
3. **Approve** the requested **Density Bonus** of 12 additional units where 11% of the 35 base units are set aside for Very Low Income households resulting in a total of 47 dwelling units.
4. **Adopt** the Findings.
5. **Adopt** the Mitigated Negative Declaration ENV-2011-2152-MND.
6. **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.
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 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, April 19, 2012** 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.