

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 17, 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. 4.

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 3, 2012.

3. **APCNV-2011-2155-ZC-BL-DB**

CEQA: ENV-2011-2152-MND

Council District: 12

Expiration Date: 5/5/12 extended

Plan: Northridge

Appeal Status: Further appealable to City Council

CONTINUED FROM APRIL 19, 2012

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

4. **DIR-2012-103-SPP-1A**
CEQA: ENV-2012-102-CE

Council District: 2
Expiration Date: 5/17/12 extended
Plan: Sun Valley-La Tuna Canyon
Appeal Status: Not further appealable

CONTINUED FROM APRIL 19, 2012

PUBLIC HEARING

Location: 9047 Morning Glow Way

Projected Project: A Project Permit Compliance Review for the addition of 858 square feet (777 square feet to the house and construction of an 81-square foot balcony to the second floor) to an existing 2,984 square-foot two-story single-family dwelling on a 19,999.8 square foot lot zoned RE20-1-K. The subject site is located in a K-District, and is not located within 500 feet of a recognized scenic Highway Corridor or within a prominent ridgeline protected area.

Requested Action:

An appeal of the Director of Planning's Conditional Approval Project Permit Compliance pursuant to Section 11.5.7 of the L.A.M.C.

APPLICANT: Jaap Haverkate

APPELLANT: David Schneider

Recommended Action:

1. **Deny** the Appeal.
2. **Sustain** the determination of the Director of Planning's Conditional Approval Project Permit Compliance.
3. **Adopt** the environmental clearance, ENV-2012-102-CE.

Staff: Priya Mehendale (818) 374-5060

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 7, 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.