

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, April 5, 2012
6262 Van Nuys Boulevard, First Floor
Van Nuys, CA 91401

MINUTES OF 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 RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS 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 Richard Leyner at 4:35 p.m.

Commissioners present: Oshin Harootonian, Richard Leyner, Veronica Padilla, Victor Sampson, and Quyen Vo-Ramirez

1. DEPARTMENTAL REPORT

A. No report

2. COMMISSION BUSINESS

A. Advanced Calendar – no changes

B. Commission Requests - none

C. Approval of minutes: March 15, 2012

Motion: To approve the minutes from March 15, 2012.

Moved: Sampson
Seconded: Harootonian
Ayes: Vo-Ramirez and Leyner

Vote: 4 – 0

Commissioner Padilla was not present at the March 15, 2012 meeting.

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

DISCUSSION:

The Zoning Administrator presented the Department's position on this case. The applicant's representative spoke to the Commission, followed by the appellant. A discussion ensued between the Commission, the Zoning Administrator, applicant's representative, and appellant.

Motion: To deny the appeal, 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 modified Conditions of Approval, adopt the Findings, and adopt Categorical Exemption ENV 2011-1726-CE.

Moved: Sampson
Seconded: Vo-Ramirez
Ayes: Padilla and Leyner
Noes: Harootonian

Vote: 4 - 1

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

Recommended Action:

- a. **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.
- b. **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.
- c. **Adopt** the Mitigated Negative Declaration ENV 2011-3081-MND.
- d. **Adopt** the Findings.
- e. **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

DISCUSSION:

City Planning staff presented the Department's position on this case. The applicant spoke to the Commission. A discussion ensued between the Commission, City Planning staff and the applicant.

Motion: To 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, 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, adopt the Mitigated Negative Declaration ENV 2011-3081-MND, adopt the Findings, and 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.

Moved: Harootonian
Seconded: Sampson
Ayes: Padilla, Vo-Ramirez, and Leyner

Vote: 5 - 0

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

DISCUSSION:

City Planning staff presented the Department's position on this case. The applicant

spoke to the Commission. City Councilmember's staff requested a continuance. A discussion ensued between the Commission, City Planning staff and the applicant.

Motion: To continue the case to April 19, 2012.

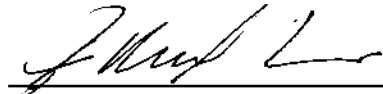
Moved: Sampson
Seconded: Harootonian
Ayes: Padilla and Vo-Ramirez
Noes: Leyner

Vote: 4 - 1

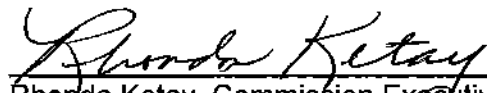
6. PUBLIC COMMENT PERIOD

No speakers

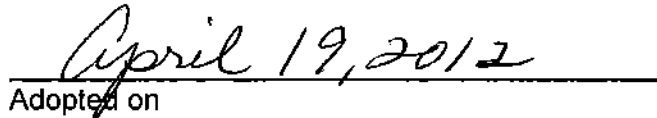
There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:52 p.m.



J. Richard Leyner, President



Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission


Adopted on