

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, April 19, 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 Vice-president Sampson at 4:37 p.m.

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

Commissioner Richard Leyner arrived at 4:43 p.m.

1. DEPARTMENTAL REPORT

A. No report

2. COMMISSION BUSINESS

A. Advanced Calendar – Commission Padilla is unable to attend the May 3, 2012 meeting and Commissioner Sampson is unable to attend the May 17, 2012 meeting.

B. Commission Requests - none

C. Approval of minutes: April 5, 2012

Motion: To approve the minutes from April 5, 2012.

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

Vote: 4 – 0

3. 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

CONTINUED FROM APRIL 5, 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

DISCUSSION:

City Planning staff presented the Department's position on this case and stated that City Councilmember's staff requested a continuance.

Motion: To continue the case and extend the expiration date to May 17, 2012.

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

Vote: 4 - 0

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

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

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

DISCUSSION:

City Planning staff presented the Department's position on this case and stated that the applicant requested a continuance.

Motion: To continue the case and extend the expiration date to May 17, 2012.

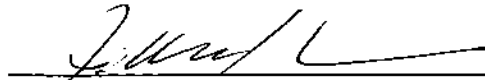
Moved: Sampson
Seconded: Padilla
Ayes: Harootonian, Vo-Ramirez, and Leyner

Vote: 5 - 0

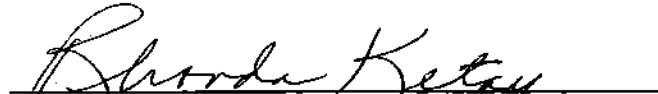
5. **PUBLIC COMMENT PERIOD**

No speakers

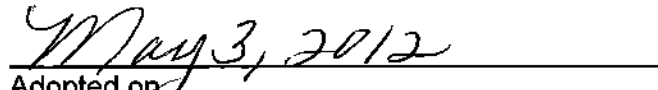
There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 4:50 p.m.



J. Richard Leyner, President



Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission



Adopted on