

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, May 19, 2011
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 4:28 p.m.

Commissioners present: Richard Corona, Richard Leyner, Veronica Padilla, and Victor Sampson

1. DEPARTMENTAL REPORT

A. Items of interest - none

2. COMMISSION BUSINESS

A. Advanced Calendar - no changes

B. Commission Requests - none

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

Motion: To approve the minutes from May 5, 2011.

Moved: Sampson

Seconded: Corona

Ayes: Padilla, Leyner

Vote: 4 - 0

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

Discussion: Planning staff presented their report. The applicant's representative spoke. A brief discussion ensued between the Commissioners and Planning staff.

Motion: To adopt the Mitigated Negative Declaration ENV-2010-1636-MND, 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, 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, adopt the Findings, and 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.

Moved: Padilla
Seconded: Corona
Ayes: Sampson, Leyer

Vote: 4 - 0

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

Discussion: The applicant's representative requested that the case be continued to July 21, 2011. There were two speakers against continuing the case.

Motion: To not continue the case.

Moved: Sampson
Seconded: Padilla
Ayes: Corona, Leyner

Vote: 4 - 0

Planning staff presented their report. Several of the applicant's representatives spoke. There were several speakers against the project. The Commission discussed the case at length.

Motion: To 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, 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), 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, and adopt the Findings.

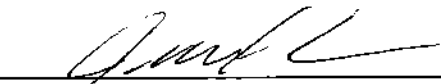
Moved: Corona
Seconded: Padilla
Ayes: Sampson, Leyner

Vote: 4 - 0

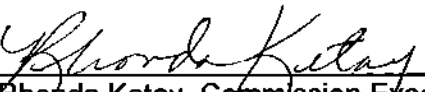
5. PUBLIC COMMENT PERIOD

No public comment

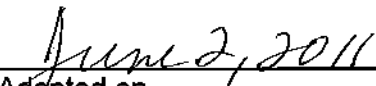
There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned 5:51 p.m.



J. Richard Leyner, President



Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission



Adopted on