

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, June 2, 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 4:32 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. Minutes from May 19, 2011 approved.

3. DIR-2011-478-SPP-1A
CEQA: ENV-2011-479-CE

Council District: 2
Expiration Date: 6/6/11
Plan: Sunland – Tujunga – Lake View
Terrace – Shadow Hills – East La Tuna
Canyon
Appeal Status: Not further appealable

CONTINUED FROM MAY 5, 2011

Location: 6737 Foothill Boulevard

Proposed project: A Project Permit Compliance Review for the Foothill Boulevard Corridor Specific Plan for a new 128 square-foot one-story recycling center, with two portable 128 square-foot recycling containers to be located to the rear, to be used in conjunction with an existing gas station with grocery market, on a 21,998 square-foot lot.

Requested Action:

An appeal of the Director of Planning's Conditional Approval of Project Permit Compliance for the Foothill Boulevard Corridor Specific Plan pursuant to Section 11.5.7. of the L.A.M.C.

APPLICANT: Sarmen Barsegian / Artech

APPELLANT: Sunland Tujunga Alliance, Inc. / Abby Diamond

Recommended Action:

1. **Grant** the appeal in part by requiring the following additional condition:
The applicant shall submit a parking plan to the Department of Transportation for review and approval of the parking and circulation on-site.; and
2. **Sustain** the Determination of the Director of Planning, including Findings and environmental clearance, ENV-2011-479-CE.

Staff: Milena Zasadzien (818) 374-5054

DISCUSSION:

Planning staff presented their report. The applicant spoke and the appellant spoke. There were several speakers. A discussion ensued between the Commissioners and Planning staff.

Motion: To grant the appeal in part by requiring the following additional condition: *The applicant shall submit a parking plan to the Department of Transportation for review and approval of the parking and circulation on-site., and subject to additional modified Conditions of Approval;* and sustain the Determination of the Director of Planning, including Findings and environmental clearance, ENV-2011-479-CE.

Moved: Padilla
Seconded: Corona
Ayes: Sampson, Leyner

Vote: 4 - 0

4. APCNV-2006-8841-ZC

Incidental Case: TT-66027

CEQA: ENV-2006-8842-MND-REC2

Council District: 12

Expiration Date: 6/2/11

Plan: Granada Hills - Knollwood

Appeal Status: Further appealable to City Council if disapproved

PUBLIC HEARING HELD ON FEBRUARY 26, 2007

Location: 11840 - 11900 Highwater Road

Proposed project: Construction of five new single-family dwelling units, with the existing single-family dwelling, pool, and shed to be removed. The project is located on a 315,493 square-foot site.

Note: A public hearing was held separately for Tract 66027, and an approval letter to subdivide the property into five lots was issued December 15, 2010.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration, ENV-2006-8842-MND-REC2, for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from A1-1-K (Agricultural Zone, Equine-Keeping District) to (T)(Q)RE40-1-K (Residential Estate Zone, Equine-Keeping District).

APPLICANT: Rajesh Chawla

Representative: Veronica Granovsky, GM Engineering

Recommended Action:

1. **Adopt** the Mitigated Negative Declaration ENV-2006-8842-MND-REC2.
2. **Approve and recommend** that the City Council approve the **Zone Change** from A1-1-K to (T)(Q)RE40-1-K for the subject property, with the Conditions of Approval.
3. **Adopt** the Findings.

Staff: Milena Zasadzien (818) 374-5054

DISCUSSION:

Planning staff presented their report. There were several speakers voicing concern over the equestrian trail. The Commissioners discussed the case with Planning staff.

Motion: To continue the case to July 7, 2011.

Moved: Corona
Seconded: Sampson
Ayes: Padilla, Leyner

Vote: 4 - 0

5. APCNV-2011-0178-ZC

Related Case: APCNV-2001-2602-ZC-BL-HD

CEQA: ENV-2011-179-ND

Council District: 6

Expiration Date: 7/3/11

Plan: Sun Valley - La Tuna Canyon

Appeal Status: Further appealable to City Council if Zone Change is disapproved

PUBLIC HEARING HELD ON APRIL 19, 2011

Location: 12411 Sheldon Avenue

Proposed project: The Zone Change request is associated with the proposed development of an 18,120 square foot lot. The development would result in a single story, 9,500 square foot commercial structure with surface parking lot containing 21 parking spaces located on the corner of Rincon and Sheldon Streets.

Requested Action:

Pursuant to Section 12.32-F of the Los Angeles Municipal Code, a Zone Change from the RA-1 Zone to the (T)(Q)C2-1 Zone.

APPLICANT: 10118 SF Ventures, LLC., Shlomi Asiss
Representative: Rick Pardo, Pardo Land Use Consulting, Inc.

Recommended Action:

1. **Deny** a Zone Change from the RA-1 Zone to the (T)(Q)C2-1 Zone
2. **Approve and recommend** that the City Council adopt a **Zone Change** from the RA-1 Zone to the (T)(Q)C1.5-1 Zone subject to the attached Conditions of Approval.
3. **Adopt** Negative Declaration, ENV-2011-0179-ND.
4. **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 on the attached page.
5. **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: Nick Hendricks (818) 374-5046

DISCUSSION:

Planning staff presented their report. The applicant's representative spoke, there were several speakers concerned with lighting, storm drainage, and other issues concerning the project. A discussion ensued between the Commissioners, the applicant's representative, and Planning staff.

Motion: To deny a Zone Change from the RA-1 Zone to the (T)(Q)C2-1 Zone, approve and recommend that the City Council adopt a Zone Change from the RA-1 Zone to the (T)(Q)C1.5-1 Zone subject to the Conditions of Approval and an additional voluntary condition to provide a bike rack, adopt Negative Declaration ENV-2011-0179-ND, 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 on the attached page. and 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.

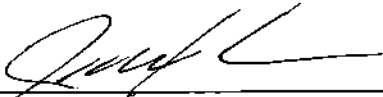
Moved: Corona
Seconded: Sampson
Ayes: Padilla, Leyner

Vote: 4 - 0

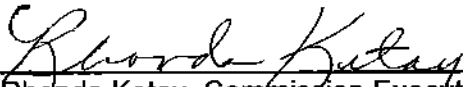
6. PUBLIC COMMENT PERIOD

No public comment

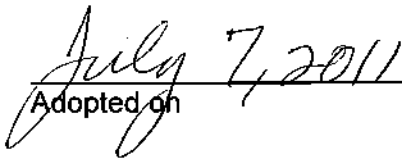
There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned 6:50 p.m.



J. Richard Leyner, President



Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission



Adopted on