

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, September 1, 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 4:35 p.m.

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

1. DEPARTMENTAL REPORT

- A. Items of interest - Mayor Villaraigosa announced Development reform. The City Planning Department has begun implementing the action plans.

2. COMMISSION BUSINESS

- A. Advanced Calendar – no changes
- B. Commission Requests - none
- C. Minutes from August 4, 2011.

Motion: To approve the minutes from August 4, 2011.

Moved: Sampson
Seconded: Padilla
Ayes: Sampson, Padilla, and Leyner

Vote: 3 - 0

ITEM NO. 4 TAKEN OUT OF ORDER

- 4. **APCNV-2008-2705-ZC-ZAA**
CEQA: ENV-2008-2532-MND

Council District: 12
Expiration Date: 11/24/11
Plan: Granada Hills-Knollwood
Appeal Status: Zone Change is appealable by applicant if denied, and appealable by aggrieved parties

PUBLIC HEARING HELD ON July 11, 2011

Location: 11582 North Longacre Avenue

Proposed Project: No construction is proposed at this time. The proposed project is a zone change to facilitate the subdivision of a 237,798 square foot single-family horse-keeping lot into five (5) single-family horse-keeping lots. [Note Tentative Tract-66810 for a five lot subdivision was approved with conditions by the Advisory Agency on September 8, 2010.] In order to accommodate the project as designed, the applicant requests approval of the actions listed below.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2008-2532-MND) for the above referenced project;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from A1-1-O-K (Agriculture Zone) to RE-40 (Residential Estate Zone); and
3. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** to the area requirements of Section 12.07.01 C.4 to permit a lot width reduction to mid-point of 70 feet in lieu of the 80 feet required for Lot 4.

APPLICANT: Diana Rose Vigil

Representative: Project Engineering Group; Alexander Zaretskiy

Recommended Action:

1. **Approve** the **Zone Change** from A1-1-O-K (Agriculture Zone) to (T)(Q)RE-40-1-O-K (Residential Estate Zone) for the subject property, with the attached Conditions of Approval.
2. **Receive and File** the **Adjustment** to the area requirements of Section 12.07.01 C.4 to permit a lot width reduction to mid-point of 70 feet in lieu of the 80 feet required for Lot 4.
3. **Adopt** the Mitigated Negative Declaration No. ENV-2008-2532-MND.
4. **Adopt** the attached Findings.
5. **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:

Planning staff presented their report. There were two speakers with general comments. The City Councilmember's representative spoke to the Commission. The Commissioners discussed the case at length.

Motion: Approve the Zone Change from A1-1-O-K (Agriculture Zone) to (T)(Q)RE-40-1-O-K (Residential Estate Zone) for the subject property, with the attached Conditions of Approval, receive and File the Adjustment to the area requirements of Section 12.07.01 C.4 to permit a lot width reduction to mid-point of 70 feet in lieu of the 80 feet required for Lot 4, adopt the Mitigated Negative Declaration No. ENV-2008-2532-MND, adopt the attached Findings, 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: Sampson
Seconded: Padilla
Ayes: Sampson, Padilla, and Leyner
Absent: Harootonian

Vote: 3 - 0

3. **APCNV-2006-8668-ZC-ZV**

CEQA: ENV-2006-4195-MND-REC1

Council District: 12

Expiration Date: 9/03/11

Plan: Chatsworth-Porter Ranch

Appeal Status: Zone Change is appealable by applicant if denied, and appealable by aggrieved parties.

PUBLIC HEARING HELD ON JULY 18, 2011

Location: 20817 West Chase Street

Proposed Project: Demolition of an existing single family structure, garage and accessory structure for the construction of four detached residential condominium units. The condominium units would be two-stories in height with attached garages. The proposed project is located on a 20,000 square foot lot currently classified in the RA-1 zone. [Note: A Parcel Map for condominium purposes has yet to be filed and will require a separate hearing, with notice, before the Advisory Agency at a later date.] In order to accommodate the project as proposed the applicant requests approval of the following actions at this time.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2006-4195-MND-REC1) for the above referenced project;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change from** RA-1 (Suburban Zone) **to** RD6-1 (Restricted Density Multiple Dwelling Zone); and
3. Pursuant to Section 12.27 of the Municipal Code a **Variance** to allow a reduced lot area of 4,000 square feet for a fourth unit in-lieu of the 6,000 square feet of lot area required for each unit in the proposed RD6-1 Zone.

APPLICANT: Kenneth T. Natao

Representative: Leo Esparza; Jess Esparza & Associates

Recommended Action:

1. **Disapprove** the requested **Zone Change** from RA-1 (Suburban Zone) **to** RD6-1 (Restricted Density Multiple Dwelling Zone) for the subject property.
2. **Approve** the recommended **Zone Change** from RA-1 (Suburban Zone) **to** (T)(Q)R1-1 (Single Dwelling Zone) for the subject property, with the attached conditions of approval.
3. **Disapprove** the **Variance** to allow a reduced lot area of 4,000 square feet for a fourth unit in-lieu of the 6,000 square feet of lot area required for each unit in the proposed RD6-1 Zone.

4. **Adopt** the Reconsidered Mitigated Negative Declaration No. ENV-2006-4195-MND-REC1.
5. **Adopt** the attached Findings.
6. **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:

Planning staff presented their report. There were no speakers. The Commission discussed the case.

Motion: Disapprove the requested Zone Change from RA-1 (Suburban Zone) to RD6-1 (Restricted Density Multiple Dwelling Zone) for the subject property, disapprove the recommended Zone Change from RA-1 (Suburban Zone) to (T)(Q)R1-1 (Single Dwelling Zone) for the subject property, with the attached Conditions of Approval, disapprove the Variance to allow a reduced lot area of 4,000 square feet for a fourth unit in-lieu of the 6,000 square feet of lot area required for each unit in the proposed RD6-1 Zone, disapprove the Reconsidered Mitigated Negative Declaration No. ENV-2006-4195-MND-REC1, and adopt the Findings.

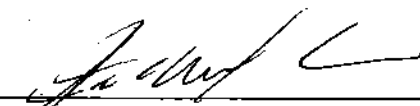
Moved: Sampson
Seconded: Padilla
Ayes: Sampson, Padilla, and Leyner
Absent: Harootonian

Vote: 3 - 0

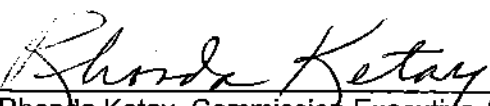
5. PUBLIC COMMENT PERIOD

No speakers

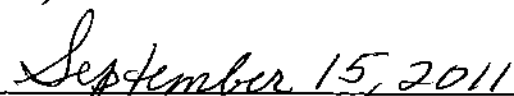
There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:30 p.m.



J. Richard Leyner, President



Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission



Adopted on