

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, December 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: Oshin Harootonian, Richard Leyner, Veronica Padilla, Victor Sampson, and Guyen Vo-Ramirez

1. DEPARTMENTAL REPORT

A. No report

2. COMMISSION BUSINESS

A. Advanced Calendar – Commissioner Padilla will not be present on December 15, 2011

B. Commission Requests - none

C. Minutes from October 20, 2011

Motion: To approve the minutes from October 20, 2011.

Moved: Harootonian

Seconded: Padilla

Ayes: Leyner

Vote: 3 - 0

3. APCNV-2011-2546-ZC
CEQA: ENV-2011-2545-ND

Council District: 2

Expiration Date: 12/14/11

Plan: Sun Valley-La Tuna Canyon

Appeal Status: Further appealable to City Council by applicant if denied

Location: 8554 Glenoaks Boulevard

Proposed Project: The proposed Zone Change would allow the development of 46 apartment units consistent with adjacent properties zoned R4 and R3.

Requested Action:

Pursuant to Section 12.32-C of the Los Angeles Municipal Code, a request to change the zoning from R1-1VL to R4-1VL on the subject property.

APPLICANT: Phyllis Clunen

Representative: Chuck Francoeur, Montage Neighborhood Builders

Recommended Action:

1. **Approve and recommend** that the City Council adopt a **Zone Change** from the R1-1VL Zone to the (T)(Q)R4-1VL Zone, subject to Conditions of Approval.
2. **Adopt** the environmental clearance Negative Declaration ENV-2011-2545-ND.
3. **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.
4. **Adopt** the Findings.
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:

The Planning Staff presented their report. The applicant's representative spoke, there was one speaker representing the Neighborhood Council. The Commission discussed the case at length.

Motion: To approve and recommend that the City Council adopt a Zone Change from the R1-1VL Zone to the (T)(Q)R4-1VL Zone, subject to Conditions of Approval, adopt the environmental clearance Negative Declaration ENV-2011-2545-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, adopt the Findings, 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: Sampson

Seconded: Vo-Ramirez

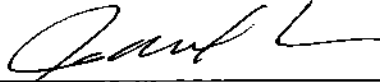
Ayes: Sampson, Vo-Ramirez, Harootonian, Padilla, and Leyner

Vote: 5 - 0

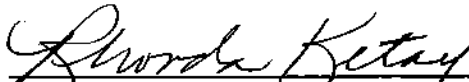
4. **PUBLIC COMMENT PERIOD**

No speakers

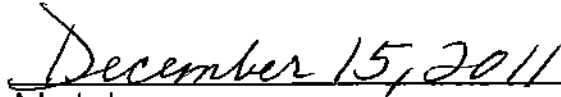
There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:10 p.m.



J. Richard Leyner, President



Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission



Adopted on