

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, June 21, 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 President Leyner at 4:30 p.m.

Commissioners present: Oshin Harootonian, J. Richard Leyner, Veronica Padilla, Victor Sampson, and Quyen Vo-Ramirez

1. DEPARTMENTAL REPORT

A. No report

2. COMMISSION BUSINESS

A. Advanced Calendar - cancel July 5, 2012 meeting

Motion: To cancel the regular meeting scheduled for July 5, 2012.

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

Vote: 5 - 0

B. Commission requests - none

C. Approval of minutes from May 3, 2012 and May 17, 2012

Motion: To approve the minutes from May 3, 2012

Moved: Harootonian
Seconded: Sampson
Ayes: Leyner

Vote: 3 - 0

Commissioners Padilla and Vo-Ramirez did not attend the May 3rd meeting.

Motion: To approve the minutes from May 17, 2012.

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

Vote: 4 – 0

Commissioner Sampson did not attend the May 17th meeting.

3. **APCNV-2007-2160-ZC-ZAA**

Incidental Case: VTT-69144-SL
CEQA: ENV-2007-2161-MND

Council District: 12
Expiration Date: 6/21/12
Plan: Granada Hills-Knollwood
Appeal Status: Zone Change further
appealable by applicant to
City Council if denied

PUBLIC HEARING HELD ON SEPTEMBER 18, 2008

Location: 17154 & 17158 Chatsworth Street

Proposed project: Construction of eight new detached single-family dwelling units, each three stories in height with a two-car garage, and all to share a common driveway. The project additionally requests a zero rear yard setback along the adjoining alleyway, a reduced side yard setback of five-feet, and reduced space between buildings of one-inch, all to allow building permits to be obtained before the final tract map for the subject property is recorded. The project is located on a 12,998 square-foot site.

[Note: A public hearing was held concurrently for a Vesting Tentative Tract No. VTT-69144-SL for small-lot subdivision purposes, and an approval letter to subdivide the property into eight single-family small lots was issued June 30, 2009]

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration, ENV-2007-2161-MND, for the above referenced project;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from R1-1 (One-Family Zone) to (T)(Q)RD1.5-1 (Restricted Density Multiple Dwelling Zone); and
3. Pursuant to Section 12.28 of the Municipal Code, a **Zoning Administrator's Adjustment** to allow the following deviations from the Code for the purpose of early-start construction prior to the recordation of a final tract map:
 - a. a reduced rear yard setback of 0-feet in lieu of the 15-feet required;
 - b. a reduced side yard setback of 5-feet in lieu of the 7-feet required; and
 - c. reduced space between buildings of one-inch in lieu of the 10-feet required

APPLICANT: Wyman Dunford and Velimir Jovicic
Representative: Nick Kazemi

Recommended Action:

1. **Adopt** the Mitigated Negative Declaration, ENV-2007-2161-MND;
2. **Approve and recommend** that the City Council **approve** the **Zone Change** from R1-1 to (T)(Q)RD1.5-1 for the subject property, with the attached conditions of approval;
3. **Disapprove** the **Zoning Administrator's Adjustment** to allow a reduced rear yard setback of 0-feet in lieu of the 15-feet required; a reduced side yard setback of 5-feet in lieu of the 7-feet required, and reduced passageway widths of one-inch in lieu of the 10-feet required, all for the purpose of early-start construction prior to the recordation of the final tract map;
4. **Adopt** the attached Findings; and
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: Milena Zasadzien (818) 374-5054

DISCUSSION:

City Planning staff presented the Department's position. There were no speakers. A brief discussion ensued between the Commissioners and City Planning staff.

Motion: To adopt the Mitigated Negative Declaration, ENV-2007-2161-MND, approve and recommend that the City Council approve the Zone Change from R1-1 to (T)(Q)RD1.5-1 for the subject property, with the Conditions of Approval, disapprove the Zoning Administrator's Adjustment to allow a reduced rear yard setback of 0-feet in lieu of the 15-feet required; a reduced side yard setback of 5-feet in lieu of the 7-feet required, and reduced passageway widths of one-inch in lieu of the 10-feet required, all for the purpose of early-start construction prior to the recordation of the final tract map, adopt the Findings, and 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.

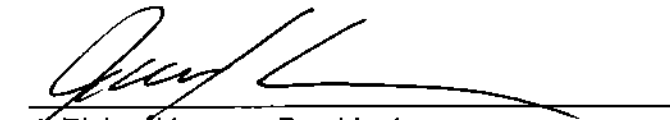
Moved: Sampson
Seconded: Harootonian
Ayes: Padilla, Vo-Ramirez and Leyner

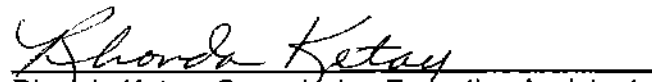
Vote: 5 - 0

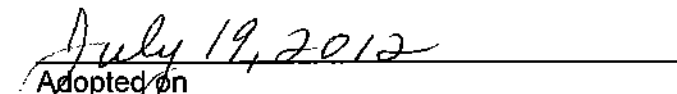
5. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 4:48 p.m.


J. Richard Leyner, President


Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission


Adopted on