

Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 6, 2012, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

J. Richard Leyner, President
Victor Sampson, Vice President
Oshin Harootonian, Commissioner
Veronica Padilla, Commissioner
Quyen Vo-Ramirez, Commissioner

Rhonda Ketay, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NOS. 3 and 4.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should submit them to the Commission office, 200 North Spring Street, Room 272, Los Angeles, CA 900152, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at **<http://www.lacity.org/pln/index.htm>**.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
EIR – Environmental Impact Report

ND – Negative Declaration
MND – Mitigated Negative Declaration
CE – Categorical Exemption

1. **DEPARTMENTAL REPORT**

2. **COMMISSION BUSINESS**

- A. Advanced Calendar
- B. Commission Requests
- C. Approval of the minutes from September 20, 2012.

3. **ZA 2011-2532-ZAA-1A**

CEQA: ENV- 2011-2533-CE

Council District: 12

Expiration Date: 12/12/12

Plan: Northridge

Appeal Status: Not further appealable

CONTINUED FROM NOVEMBER 15, 2012

PUBLIC HEARING

Location: 17034 Lassen Street

Requested Action:

An appeal of the Zoning Administrator's decision to deny, pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment from Section 12.21-C,1(g) to allow an approximately 10-foot in height fence/wall within the front yard setback, in lieu of the maximum 6 feet otherwise permitted by Section 12.22-C,20(f)(2); a Zoning Administrator's Adjustment from Section 12.21-C,1(g) to allow an approximately 9-foot in height wall along the easterly property line in the side yard in lieu of the maximum 6 feet otherwise permitted by Section 12.22-C,20(f)(3); the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment from Section 12.22-C,1(g) to allow an approximately 10-foot in height fence/wall in the westerly side yard, in lieu of the maximum 6 feet otherwise permitted by Section 12.22-C,20(f)(3); a Zoning Administrator's Adjustment from Section 12.21-C,1(g) to allow an over in height wall ranging in height from 8 feet to 10 feet within the required rear yard setback, in lieu of the maximum 6 feet otherwise permitted by Section 12.22-C,20(f)(3); all in conjunction with an existing single-family dwelling on a property located within the RA-1 Zone; and to approve the decision of the Zoning Administrator to adopt the Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2011-2533-CE, for a Categorical Exemption, Class 3, Category 6, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

APPLICANT: David Nelson

APPELLANT: Timothy and Kathleen Reece

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to deny a Zoning Administrator's Adjustment from Section 12.21-C,1(g) to allow an approximately 10-foot in height fence/wall within the front yard setback, in lieu of the maximum 6 feet otherwise permitted by Section 12.22-C,20(f)(2); a Zoning Administrator's Adjustment from Section 12.21-C,1(g) to allow an approximately 9-foot in height wall along the easterly property line in the side yard in lieu of the maximum 6 feet otherwise permitted by Section 12.22-C,20(f)(3); the Zoning Administrator's decision to approve a Zoning Administrator's Adjustment from Section 12.22-C,1(g) to allow an approximately 10-foot in height fence/wall in the westerly side yard, in lieu of the maximum 6 feet otherwise permitted by Section 12.22-C,20(f)(3); a Zoning Administrator's Adjustment from Section 12.21-C,1(g) to allow an over in height wall ranging in height from 8 feet to 10 feet within the required rear yard setback, in lieu of the maximum 6 feet otherwise permitted by Section 12.22-C,20(f)(3); all in conjunction with an existing single-family dwelling on a property located within the RA-1 Zone.
3. **Adopt** the environmental clearance Categorical Exemption ENV 2011-2533-CE.

Staff: Sue Chang (213) 978-3304

4. **ZA-2011-1408-ELD-1A**

CEQA: ENV-2011-1409-MND

Council District: 7

Expiration Date: 12/12/12

Plan: Sunland-Tujunga-Lake View
Terrace-Shadow Hills-East La Tuna Canyon

Appeal Status: Not further appealable

CONTINUED FROM NOVEMBER 15, 2012

PUBLIC HEARING

Location: 11759-11761 North Fenton Avenue

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 14.3.1, to deny an Eldercare Facility Unified Permit for an approximately 70,224 square-foot, 97-unit residential building, having 91 units for Independent Seniors, five units for Assisted Living Care and one Manager's unit; and, pursuant to Los Angeles Municipal Code Section 16.05 to deny a proposed three-story, approximately 70,224 square-foot, 97-unit residential building providing a total of 100 on-site parking spaces on an approximately 91,518 square-foot lot in the A2 Zone; and an appeal of the decision of the Zoning Administrator not to adopt ENV 2011-1409-MND issued by the Department of City Planning Environmental Staff Advisory Agency (ESAC) on November 17, 2011.

APPLICANT: Fenton, LLC, Daniel Singh
Representative: Ken Stockton

APPELLANT: Same as above

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to deny an Eldercare Facility Unified Permit for an approximately 70,224 square-foot, 97-unit residential building, having 91 units for Independent Seniors, five units for Assisted Living Care and one Manager's unit; and to deny a proposed three-story, approximately 70,224 square-foot, 97-unit residential building providing a total of 100 on-site parking spaces on an approximately 91,518 square-foot lot in the A2 Zone.
3. **Adopt** the Findings.
4. **Do not adopt** environmental clearance Mitigated Negative Declaration ENV 2011-1409-MND.

Staff: R. Nick Brown (818) 374-5069

5. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the area planning commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period. Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the North Valley Area Planning Commission will be held at **4:30 p.m. on Thursday, December 20, 2012** at the

Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard
Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at APCnorthvalley@lacity.org.