

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, September 20, 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 4:32 p.m.

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

Commissioner absent: Victor Sampson

1. DEPARTMENTAL REPORT

No report.

2. COMMISSION BUSINESS

A. Advanced Calendar - no changes

B. Commission requests - none

C. Approval of minutes

Motion: To approve the minutes from August 16, 2012

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

Vote: 4 – 0

3. **ZA-1998-427-CUZ-PA1-1A**
CEQA: ENV-2010-2723-CE

Council District: 2
Expiration Date: 9/20/12 extended
Plan: Sun Valley
Appeal Status: Not further appealable

CONTINUED FROM MARCH 1, 2012

PUBLIC HEARING

Location: 11121 Pendleton Street

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-M, for the determination of the use authorized pursuant to Case No. ZA 98-0427(CUZ) is conducted with due regard for the character of the surrounding district and no additional corrective conditions are necessary for the protection of persons in the neighborhood or occupants of adjacent property, and an appeal of the Zoning Administrator's decision to adopt the action of the City in issuing a Notice of Exemption Article III, Section 3, City CEQA Guidelines, log reference ENV-2010-2723-CE for a Categorical Exemption, Class 1, Category 22.

APPLICANT: Chief Zoning Administrator, Office of Zoning Administration

APPELLANT: Athens Services
Representative: Kristen Montet Lonner, Burns & Bouchard

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the determination of the use authorized pursuant to Case No. ZA-1998-0427(CUZ) is conducted with due regard for the character of the surrounding district and no additional corrective conditions are necessary for the protection of persons in the neighborhood or occupants of adjacent property.
3. **Sustain** the Zoning Administrator's decision to adopt the action of the City in issuing environmental clearance Categorical Exemption ENV-2010-2723-CE.

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

DISCUSSION:

City Planning staff stated that the applicant withdrew his appeal.

Motion: To accept the withdrawal of the appeal of Case No. ZA-1998-427-CUZ-PA1-1A.

Moved: Padilla
Seconded: Vo-Ramirez
Ayes: Harootoonian and Leyner
Absent: Sampson

Vote: 4 - 0

4. **APCNV-2012-751-ZC-BL**
CEQA: ENV-2012-752-MND

Council District: 6
Expiration Date: 9/28/12
Plan: Sun Valley – La Tuna Canyon
Appeal Status: Further appealable to City Council if denied

PUBLIC HEARING HELD ON AUGUST 20, 2012

Location: 7700-7706 Laurel Canyon Boulevard

Proposed Project: The demolition of three single-family dwellings, and the construction of a new 32-unit apartment building, four stories, 44-feet 3-inches in height, with 64 parking spaces, on an approximately 24,940 sq-ft lot. The project is also utilizing a by-right Density Bonus to allow one additional dwelling unit, by setting aside two dwelling units for Very Low Income households.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **adopt** the Mitigated Negative Declaration ENV-2012-752-MND for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from R1-1 (One-Family Dwelling Zone) to (T)(Q)R3-1 (Multiple Dwelling Zone).
3. Pursuant to Section 12.32 R of the Municipal Code, a **Building Line Removal** of a 20-foot building line established by Ordinance 101,256 on the east side of Laurel Canyon Boulevard.

APPLICANT: Pali, LLC
Representative: Armin Gharai, GA Engineering

Recommended Action:

1. **Adopt** the Mitigated Negative Declaration ENV-2012-752-MND.
2. **Approve and recommend** that the City Council approve the Zone Change from R1-1 to (T)(Q)R3-1 for the subject property, with the Conditions of Approval.
3. **Approve and recommend** that the City Council approve the Building Line Removal of a 20-foot building line established by Ordinance 101,256 on the east side of Laurel Canyon Blvd.
4. **Adopt** the 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: Milena Zasadzien (818) 374-5054

DISCUSSION:

City Planning staff presented the Department's position. The applicant's representative spoke to the Commission.

Motion: To adopt the Mitigated Negative Declaration ENV-2012-752-MND, approve and recommend that the City Council approve the Zone Change from R1-1 to (T)(Q)R3-1 for the subject property, with the corrected Conditions of Approval, approve and recommend that the City Council approve the Building Line Removal of a 20-foot building line established by Ordinance 101,256 on the east side of Laurel Canyon Blvd, 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: Harootonian
Seconded: Padilla
Ayes: Vo-Ramirez and Leyner
Absent: Sampson

Vote: 4 - 0

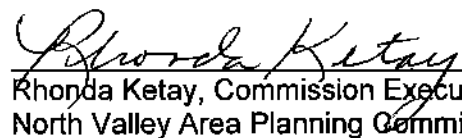
5. PUBLIC COMMENT PERIOD

No speakers

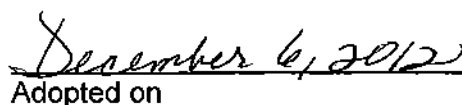
There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 4:45 p.m.



J. Richard Leyner, President



Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission



Adopted on