

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, December 6, 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 Vice-president Sampson at 4:43 p.m.

Commissioners present: Oshin Harootonian, Veronica Padilla, Quyen Vo-Ramirez, and Victor Sampson

Commissioner absent: J. Richard Leyner

1. DEPARTMENTAL REPORT

No report.

2. COMMISSION BUSINESS

A. Advanced Calendar - no changes

B. Commission requests - to cancel the December 20, 2012 Commission meeting.

Motion: To cancel the North Valley Area Planning Commission meeting scheduled for December 20, 2012.

Moved: Padilla

Seconded: Vo-Ramirez

Ayes: Harootonian and Sampson

Absent: Leyner

Vote: 4 - 0

C. Approval of minutes

Motion: To approve the minutes from September 20, 2012

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

Vote: 3 – 0

Commissioner Sampson was not present on 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

DISCUSSION:

The Zoning Administer presented her report to the Commission. The applicant spoke, followed by one speaker in support of the application. Both appellants spoke to the Commission. The public hearing was closed and the Commissioners discussed the case.

Motion: To deny the appeal, 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, adopt the environmental clearance Categorical Exemption ENV 2011-2533-CE, and adopt the Findings.

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

Vote: 4 - 0

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

DISCUSSION:

The Zoning Administer presented his report to the Commission. The applicant's representative spoke, followed by several speakers against the appeal. The applicant spoke to the Commission, followed by the City Councilmember's staff. The public hearing was closed and the Commissioners discussed the case at length.

Motion: To deny the appeal without prejudice, 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, adopt the Findings, and to not adopt environmental clearance Mitigated Negative Declaration ENV 2011-1409-MND.

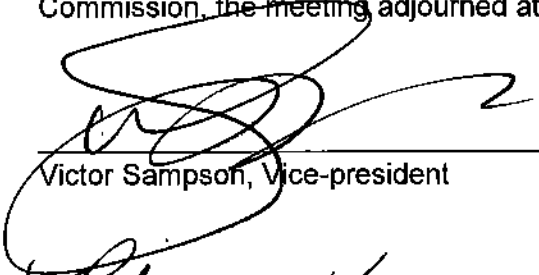
Moved: Padilla
Seconded: Harootonian
Ayes: Vo-Ramirez and Sampson
Absent: Leyner

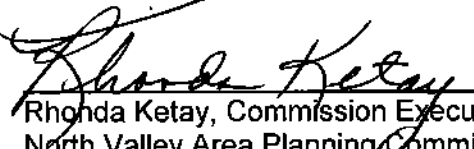
Vote: 4 - 0

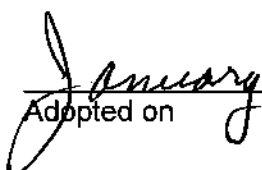
5. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 7:05 p.m.



Victor Sampson, Vice-president

Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission

Adopted on