

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 21, 2013, 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.

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**

Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the minutes from January 17, 2013

3. **[APCNV-2012-2711-ZC-DB](#)**

CEQA: ENV-2012-2712-MND

Council District: 6

Expiration Date: 03/21/13

Plan: Mission Hills - Panorama City –
North Hills

Appeal Status: Further appealable by
applicant if disapproved

PUBLIC HEARING HELD ON JANUARY 28, 2013

Location: 7941 North Ventura Canyon Avenue

Proposed project: The demolition of two single-family dwellings, and the construction of a new 34-unit apartment building, five stories, 55-feet in height, with 69 parking spaces, on a 20,625 square-foot lot. The project is also requesting a Density Bonus to allow nine additional dwelling units and a ten-foot increase in height over what is permitted by Code, and decreased front yard and side yard setback requirements, by setting aside four 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-2012-2712-MND) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to (T)(Q)R3-1 (Multiple Dwelling Zone).
3. Pursuant to Section 12.22 A.25 of the Municipal Code, a **Density Bonus Compliance Review** for a 35 percent (nine unit) density bonus for a project setting aside at least 11 percent (four units) of its pre-density bonus units as Very Low Income Restricted Affordable Units, and requests for the following three on-menu incentives:
 - a. An increase in height up to 55-feet in lieu of a maximum height of 45-feet;
 - b. A reduced front yard setback of 12-feet in lieu of the minimum 15-feet required;
 - c. A reduced side yard setback of 6.4-feet in lieu of the minimum 8-feet required.

APPLICANT: Fredy Monge, Serrano Development Group

Recommended Action:

1. **Adopt** the Mitigated Negative Declaration, ENV-2012-2712-MND.
2. **Approve and recommend** that the City Council **approve** the **Zone Change** from RA-1 to (T)(Q)R3-1 for the subject property, with the Conditions of Approval.
3. **Approve a Density Bonus Compliance Review** for a 35 percent (nine unit) density bonus for a project setting aside at least 11 percent (four units) of its pre-density bonus units as Very Low Income Restricted Affordable Units, and requests for the three on-menu incentives:
 - a. An increase in height up to 55-feet in lieu of a maximum height of 45-feet;
 - b. A reduced front yard setback of 12-feet in lieu of the minimum 15-feet required;
 - c. A reduced side yard setback of 6.4-feet in lieu of the minimum 8-feet required.
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

4. [APCNV-2012-2703-ZC](#)
CEQA: ENV-2012-2704-ND

Council District: 12
Expiration Date: 04/30/13
Plan: Granada Hills-Knollwood
Appeal Status: Further appealable by applicant if disapproved

PUBLIC HEARING HELD ON DECEMBER 18, 2012

Location: 17825-17831 West Devonshire Street

Proposed project: A zone change from C2-1VL and P1VL to (T)(Q)RAS3-1VL for the construction, use and maintenance of a 43-foot tall, 24-unit apartment building having 48 tenant parking spaces and 6 guest parking spaces on an approximate 20,633 square-foot lot.

Requested Action:

1. Pursuant to LAMC Section 12.32-F, a **Zone Change** from C2-1VL (Commercial Zone) and P1VL to (Automobile Parking Zone) to (T)(Q)RAS3-1VL (Residential/Accessory Services Zone).
2. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the **Negative Declaration** (ND) for the above referenced project.

APPLICANT: Devonshire Villas at Northridge, LLC
Representative: Eric Lieberman, QES, Inc.

Recommended Action:

1. **Approve and Recommend** that the City Council adopt a **Zone Change** from C2-1VL and P1VL to (T)(Q)RAS3-1VL, consistent with the existing Highway Oriented Commercial land use designation and as conditioned.

2. **Adopt** the Findings.
3. **Adopt** Negative Declaration No. ENV-2012-2704-ND.
4. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative 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.
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.
6. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Sarah Hounsell (818) 374-9909

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, April 4, 2013** 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.