

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, March 21, 2013
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 4:34 p.m.

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

Commissioner absent: Veronica Padilla

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 January 17, 2012

Moved:	Sampson
Seconded:	Harootonian
Ayes:	Leyner
Absent:	Padilla

Vote: 3 – 0

Commissioner Vo-Ramirez was not present on 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 65 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

DISCUSSION:

Planning Staff presented the Department's report to the Commission. The applicant's representative spoke, followed by several speakers in support of the project and one speaker in opposition to the project. The public hearing was closed and the Commissioners discussed the case.

Motion: To adopt the Mitigated Negative Declaration, ENV-2012-2712-MND, 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 modified Conditions of Approval, 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 56-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,

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: Sampson
Ayes: Vo-Ramirez and Leyner
Absent: Padilla

Vote: 4 - 0

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

DISCUSSION:

Planning Staff presented the Department's report to the Commission. The applicant's representative spoke, followed by one speaker in opposition to the application. The public hearing was closed and the Commissioners discussed the case.

Motion: To 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, adopt the Findings, adopt Negative Declaration No. ENV-2012-2704-ND, 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, 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, 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.

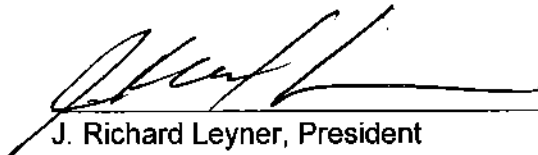
Moved: Vo-Ramirez
Seconded: Sampson
Ayes: Harootonian and Leyner
Absent: Padilla

Vote: 4 - 0

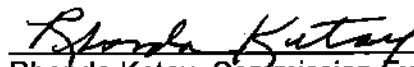
5. PUBLIC COMMENT PERIOD

No speakers

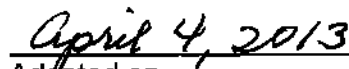
There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:38 p.m.



J. Richard Leyner, President



Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission



Adopted on