

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, June 20, 2013
Van Nuys Council Chamber,
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 4:45 p.m.

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

1. DEPARTMENTAL REPORT

No report

2. COMMISSION BUSINESS

A. Advanced Calendar – no changes

B. Commission requests - none

C. Approval of minutes from May 2 and 16, 2013

Moved: Sampson

Seconded: Harootonian

Ayes: Padilla, Vo-Ramirez, and Leyner

Vote: 5 - 0

3. ZA-2012-3545-ELD-SPR-1A
CEQA: ENV-2012-3544-MND

Council District: 12

Expiration Date: 07/15/13

Plan: Northridge

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 17531 – 17545 Parthenia Street

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal code Section 14.3.1, to approve an Eldercare Facility Unified Permit and, pursuant to Los Angeles Municipal Code Section 16.05, to approve a Site Plan Review for the construction, use and maintenance of a two-story, 112-unit eldercare facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care Housing, with 70 on-site parking spaces, in the RA-1 Zone; and, the Zoning Administrator's adoption of Mitigated Negative Declaration ENV-2012-3544-MND pursuant to Section 21082.1(c)(3) of the California Public Resources Code to allow demolition of the existing single-family dwelling and related improvements on the site and the construction of the proposed Eldercare facility.

APPLICANT: Fred Selan, Trustee for Selan Family Trust
Representative: Tom Stemnock, Planning Associates, Inc.

APPELLANT: 1) Tom Bramson, Sherwood Forest Homeowners Association
2) Community Rights Foundation, Tarzana Residents Against Poorly
Planned Development and Save Oak Savanna
Representatives: Lisa Cerda and Colleen Marmor

Recommended Action:

1. Deny the appeal.
2. Sustain the action of the Zoning Administrator in approving an Eldercare Unified Permit and site Plan review to permit the construction, use and maintenance of a new Eldercare Facility in the RA-1 Zone.
3. Adopt the Findings.
4. Adopt environmental clearance Mitigated Negative Declaration ENV 2012-3544-MND.

Staff: Fernando Tovar (213) 978-1303

DISCUSSION:

The Zoning Administrator presented a summary of the project and the ZA's determination to the Commission. A representative for the City Councilmember read a letter from the Councilmember against the project. The applicant's representative spoke along with an additional speaker. Appellant one had a representative speak for him followed by one of the representatives for the second appellant. There were several speakers in support of the appeal. There was one speaker in support of the project. Both the applicant's representative and the appellants' representatives were allowed rebuttal time. The public hearing was closed and the Commissioners discussed the case at length.

Motion: To grant the appeals, overturn the decision of the Zoning Administrator in approving an Eldercare Unified Permit and Site Plan review, adopt the revised Findings, and to not adopt ENV 2012-3544-MND.

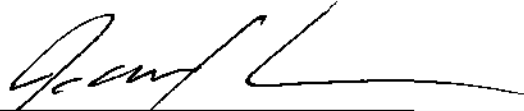
Moved: Harootonian
Seconded: Vo-Ramirez
Ayes: Padilla, Sampson, and Leyner

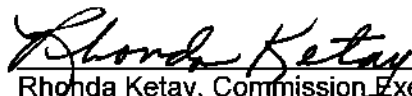
Vote: 5 - 1

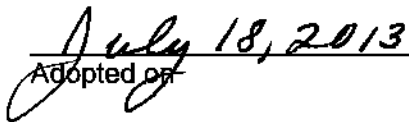
4. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 8:10 p.m.



J. Richard Leyner, President

Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission

Adopted on