

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 15, 2013, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Oshin Harootonian, President
Victor Sampson, Vice President
J. Richard Leyner, 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 August 1, 2013

3. **[APCNV-2013-1187-ZC-DB](#)**

CEQA: ENV-2013-1188-MND

Council District: 6

Expiration Date: 9/27/13

Plan: Sun Valley - La Tuna Canyon

Appeal Status: The Density Bonus is further appealable to the City Planning Commission, the Zone Change is further appealable by the applicant if denied in whole or part to the City Council.

PUBLIC HEARING HELD ON JULY 26, 2013

Location: 12128 West Sheldon Street

Proposed project: A Zone Change and Density Bonus request for the construction of a 26-unit multi-family residential building, 4-stories, 45-ft in height, with 27 subterranean parking spaces on an approximately 15,360 square-foot vacant lot. The proposed project is requesting a Density Bonus to allow for 7 additional dwelling units and a reduced horizontal dimension for open space and reduced rear and side yard setbacks from Municipal Code requirements, by setting aside 96% of the total 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-2013-1188-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 (7 unit) density bonus for a project setting aside 96 percent (25 units) of its total units as Very Low Income Restricted Affordable Units, and requests for the following three on-menu incentives:
 - a. A reduced horizontal dimension in open space of 13-feet in lieu of the minimum 15-feet required;
 - b. A reduced rear yard setback of 13-feet in lieu of the minimum 15-feet required;
 - c. A reduced side yard setback of 5.6-feet in lieu of the minimum 7-feet required.

APPLICANT: AMG Investments and Development Service
Representative: Eric Lieberman

Recommended Action:

1. **Adopt** the Mitigated Negative Declaration ENV-2013-1188-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 (7 unit) density bonus for a project setting aside 96 percent (25 units) of its total units as Very Low Income Restricted Affordable Units, and requests for the three on-menu incentives:
 - a. A reduced horizontal dimension in open space of 13-feet in lieu of the minimum 15-feet required;
 - b. A reduced rear yard setback of 13-feet in lieu of the minimum 15-feet required;
 - c. A reduced side yard setback of 5.6-feet in lieu of the minimum 7-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. 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, September 5, 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.