

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, August 1, 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 Harootonian at 4:32 p.m.

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

Commissioner absent: J. Richard Leyner

1. DEPARTMENTAL REPORT

No report

2. COMMISSION BUSINESS

A. Advanced Calendar – no changes

B. Commission requests - none

C. Approval of minutes from July 18, 2013

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

Vote: 4 – 0

3. APCNV-2013-534-ZC-CU-CDO
CEQA: ENV-2013-535-MND

Council District: 7
Expiration Date: 7/18/13
Plan: Arleta-Pacoima
Appeal Status: Zone Change is further
appealable by the applicant
if denied in whole or part

CONTINUED FROM JULY 18, 2013

PUBLIC HEARING HELD ON JUNE 3, 2013

Location: 13535 West Van Nuys Boulevard

Proposed project: Demolition of an existing single-story building and construction of a new two-story, 28,968 square-foot hotel, with a maximum height of 30 feet, comprised of 44 guest rooms, one dwelling unit for a manager's residence, and 39 on-site parking spaces.

Requested Action:

1. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]C2-1VL-O-CDO and [Q]P-1-O-CDO to (T)(Q)C2-1VL-O-CDO.
2. Pursuant to Section 12.24 W 24 of the Municipal Code, a **Conditional Use Permit** to permit a hotel in the C2 Commercial Zone within 500-feet of a residential use.
3. Pursuant to Section 13.08 E of the Municipal Code, a **Design Overlay Plan Approval** for the Pacoima Community Design Overlay (CDO).
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (ENV-2013-535-MND) for the above referenced project.

APPLICANT: Dhaval Desai, Sahil, LLC
Representative: Nikhil Kamat, nKLOSURES, Inc

Recommended Action:

1. **Adopt** the environmental clearance Mitigated Negative Declaration, ENV-2013-535-MND.
2. **Approve and recommend** that the City Council **approve the Zone Change** from [Q]P-1-O-CDO and [Q]C2-1VL-O-CDO to (T)(Q)C2-1VL-O-CDO for the subject property, with the Conditions of Approval.
3. **Approve a Conditional Use** to permit a hotel in the C2 Commercial Zone within 500-feet of a residential use.
4. **Approve a Design Overlay Plan Approval** for the Pacoima Community Design Overlay (CDO).
5. **Adopt** the Findings.
6. **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: Priya Mehendale (818) 374-5054

DISCUSSION:

Planning staff presented a summary of the project to the Commission. The Assembly member sent a representative to the meeting to state that they were opposed to the project. The applicant's representatives spoke to the Commission followed by members of the public opposed to the project. *Due to a previous engagement, Commissioner Vo-Ramirez left the meeting at 5:25 p.m.* There were several speakers in support of

the project. The City Councilmember's representative spoke to the Commission stating that the Councilmember was opposed to the project. The Commission discussed the case at length.

Motion: To not adopt the environmental clearance Mitigated Negative Declaration, ENV-2013-535-MND, disapprove the Zone Change from [Q]P-1-O-CDO and [Q]C2-1VL-O-CDO to (T)(Q)C2-1VL-O-CDO for the subject property, disapprove a Conditional Use to permit a hotel in the C2 Commercial Zone within 500-feet of a residential use, disapprove a Design Overlay Plan Approval for the Pacoima Community Design Overlay (CDO), and adopt the revised Findings.

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

Vote: 3 - 0

4. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6:10 p.m.



Oshin Harootonian, President


Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission

August 15, 2013
Adopted on