

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, September 19, 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 Acting President Sampson at 4:34 p.m.

Commissioners present: Filiberto Gonzalez, Victor Sampson, and Quyen Vo-Ramirez

Commissioner absent: J. Richard Leyner and Veronica Padilla

1. DEPARTMENTAL REPORT

No report

2. COMMISSION BUSINESS

A. Advanced Calendar – no changes

B. Commission requests

C. Approval of minutes from August 15, 2013 tabled to the next regular meeting.

3. APCNV-2013-1187-ZC-DB
CEQA: ENV-2013-1188-MND

Council District: 6

Expiration Date: 9/19/13 extended

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.

CONTINUED FROM AUGUST 15, 2013

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

DISCUSSION:

Planning staff gave a brief summary of the project. The applicant's representative spoke, followed by two speakers with general comments. The Commission discussed the case at length.

Motion: To adopt the Mitigated Negative Declaration ENV-2013-1188-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 (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; and

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.

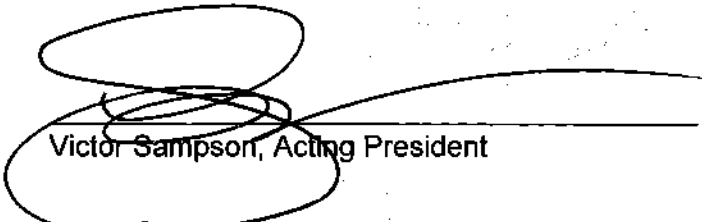
Moved: Gonzalez
Seconded: Vo-Ramirez
Ayes: Sampson
Absent: Leyner and Padilla

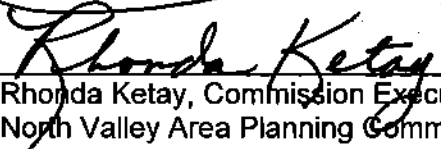
Vote: 3 - 0

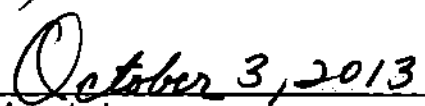
4. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:20 p.m.


Victor Sampson, Acting President


Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission


October 3, 2013
Adopted on