

Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 20 2014, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

J. Richard Leyner, President
Filiberto Gonzalez, Commissioner
Oshin Harootonian, Commissioner
Veronica Padilla, Commissioner
Quyen Vo-Ramirez, Commissioner

Randa M. Hanna, 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 NO. 3.

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**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the minutes from February 6, 2014 and February 20, 2014

D. Election of Officer – Vice President

3. **ZA 2012-2563-ZV-1A**

CEQA: ENV 2012-2564-MND

Council District: 7

Expiration Date: 3/20/2014

Plan: Sylmar

Appeal Status: Zone Variance appealable
to City Council if approved

CONTINUED FROM FEBRUARY 20, 2014

NOTE: A request for further continuance has been received by letter dated January 23, 20, 2014 and was approved by the North Valley Area Planning Commission meeting dated February 20, 2014.

PUBLIC HEARING

Location: 16325 Silver Oaks Drive

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, to dismiss a Zone Variance from "Q" Condition No. A4 of Ordinance No. 180,595 to permit parking based on Municipal Code Section 12.21-A,4(a) in lieu of 2.5 parking spaces per unit for 280 multiple residential units located on Lot 3 and 4 of Tract 60913 M 1; to approve a Zone Variance from Q Condition No. A7 of Ordinance No. 180,595 and Q Condition No. 7 of Ordinance No. 177,368 to permit a building height of 45 feet for 280 multiple residential units located on Lots 3 and 4 of Tract 60913 M1 and the undeveloped section of Lot 13 or Tract 60913 in lieu of the Ordinance required 35 feet, a Zone Variance from Q Condition No. A2 of Ordinance No. 180,595 to permit residential uses in lieu of park use on Lot 12 and a Zone Variance from Q Condition No. A3 of Ordinance No. 180,595 to permit the use of Lot 13 for residential purposes in lieu of golf course or related uses. The approved variances were requested to permit the construction of 362 residential units on the site. The Commission will also consider the approval of Mitigated Negative Declaration No. ENV 2012-2564-MND.

APPLICANT: Cascades Project Owner LLC

Representative: Mark Armbruster, Esq., Armbruster, Goldsmith &
Delvac LLP

APPELLANT: The Legends of Cascades Community Association
Representative: Robert Glushon, Esq., Luna and Glushon

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to dismiss a Zone Variance from "Q" Condition No. A4 of Ordinance No. 180,595 to permit parking based on Municipal Code Section 12.21-A,4(a) in lieu of 2.5 parking spaces per unit for 280 multiple residential units located on Lot 3 and 4 of Tract 60913 M 1; to approve a Zone Variance from Q Condition No. A7 of Ordinance No. 180,595 and Q Condition No. 7 of Ordinance No. 177,368 to permit a building height of 45 feet for 280 multiple residential units located on Lots 3 and 4 of Tract 60913 M1 and the undeveloped section of Lot 13 or Tract 60913 in lieu of the Ordinance required 35 feet, a Zone Variance from Q Condition No. A2 of Ordinance No. 180,595 to permit residential uses in lieu of park use on Lot 12 and a Zone Variance from Q Condition No. A3 of Ordinance No. 180,595 to permit the use of Lot 13 for residential purposes in lieu of golf course or related uses. The approved variances were requested to permit the construction of 362 residential units on the site.
3. **Adopt** the Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2012-2564-MND.

Staff: Charles J. Rausch (213) 978-1306

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, April 3, 2014** 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.