

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, May 01, 2014, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

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

Randa 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(s). 3, 4 AND 5.

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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. 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. *Note: Materials received after the mailing deadline will be placed in the official case file.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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 www.planning.lacity.org.

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 March 20, 2014 and April 03, 2014

3. **APCNV-2012-2200-ZC**

Related Case: VTT-72103-SL

CEQA: ENV-2012-2201-MND

Council District: 6 - Martinez

Expiration Date: 5/20/2014

Plan: Mission Hills–Panorama City–North Hills

Appeal Status: Appealable by the applicant if denied

PUBLIC HEARING HELD ON APRIL 8, 2014

Location: 9147 N. Tobias Street

Proposed Project:

The demolition of a single-family dwelling, and the construction of 15 new detached single-family dwellings, each three stories in height with a two-car garage, located on fifteen separate lots on a 23,705 square-foot site. One common driveway with four guest parking spaces will be provided for the project site.

[Note: A public hearing was held concurrently for Tract Map No. VTT-72103-SL.]

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, to **Adopt** the Mitigated Negative Declaration (ENV-2012-2201-MND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to (T)(Q)RD1.5-1 (Restricted Density Multiple Dwelling Zone).

APPLICANT: Benjamin Donez, Sunset Equity Partners

Recommended Action:

1. **Adopt** the Mitigated Negative Declaration, ENV-2012-2201-MND;
2. **Disapprove** the requested **Zone Change** as filed for 15 dwelling units;
3. **Approve** and **recommend** that the City Council **approve** the **Zone Change** from RA-1 to (T)(Q)RD1.5-1 for the subject property, with the conditions of approval, for a maximum of 14 dwelling units;
4. **Adopt** the Findings; and
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. **ZA-2013-0236-ZV-CDO-1A**
CEQA: ENV-2013-0237-MND

Council District: 6 - Martinez
Expiration Date: 5/12/2014
Plan: Mission Hills – Panorama City – North Hills
Appeal Status: Not Further Appealable

PUBLIC HEARING

LOCATION: 8389-8443 N. Van Nuys Blvd., 14520 – 14634 Chase Street; 14525 – 14645 & 14626 – 14640 Roscoe Blvd.

Requested Action:

An appeal of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Section 12.27, a Zone Variance from Section 12.12.1 to allow 45,000 square feet of commercial uses (including a drive-through) , not otherwise permitted in [Q]P-2D-CDO Zone, and to approve, pursuant to Los Angeles Municipal Code Sections 12.32-S and 13.08.E,3 and pursuant to the Panorama City Community Design Overlay District (Ordinance No. 175,550), a Community Design Overlay plan for a 45,000 square-foot exterior expansion of the existing 313,000 square-foot Panorama Mall, to include four new commercial buildings within the northwest portion of the existing surface parking lot (near the corner of Tobias Avenue and Chase Street), a Master Sign Program for the entire Panorama City Mall, and a new staff surface parking lot with 289 spaces located across the street at 14626-14640 Roscoe Boulevard; and, the Zoning Administrator's adoption of Mitigated Negative Declaration (ENV-2013-0237-MND) pursuant to Section 21082.1(c)(3) of the California Public Resources Code.

APPLICANT: Bob Aptaker, Macerich Panorama, LP
Representative: Dale Goldsmith, Armbruster Goldsmith & Delvac LLP

APPELLANT: Same

Recommended Action:

Deny the appeal; **Sustain** the action of the Zoning Administrator in approving, pursuant to Los Angeles Municipal Code Section 12.27, a Zone Variance from Section 12.12.1 to allow a 45,000 square-foot of commercial uses, not otherwise permitted in [Q]P-2D-CDO Zone, and in approving, pursuant to Los Angeles Municipal Code Sections 12.32-S and 13.08.E,3 and the Panorama City Community Design Overlay District (Ordinance No. 175,550), a Community Design Overlay plan for a 45,000 square-foot exterior expansion of the existing 313,000 square-foot Panorama Mall, to include four new commercial buildings within the northwest portion of the existing surface parking lot (near the corner of Tobias Avenue and Chase Street), a Master Sign Program for the entire Panorama City Mall, and for a new staff surface parking lot with 289 spaces located across the street at 14626-14640 Roscoe Boulevard. **Adopt** the Findings of the Zoning Administrator; **Adopt** the Mitigated Negative Declaration ENV 2013-0237-MND as the environmental clearance for this action.

Staff: Fernando Tovar (213) 978-1303

5. **DIR-2013-2972-SPP-1A**

Related Case: DIR-2013-2972-SPP

CEQA: ENV-2013-2971-CE

Council District: 7 - Fuentes

Expiration Date: 5/26/14

Plan: Sunland – Tujunga – Lake View
Terrace – Shadow Hills – East La Tuna
Canyon

Appeal Status: Not Further Appealable

PUBLIC HEARING

Location: 9965 Foothill Boulevard

Proposed Action:

The installation of **2.3-foot high support structures** for 3,500 solar photovoltaic (PV) cells of 370 watts each, producing 1.50 MW (AC) of electricity on an approximately 112,202 square-foot lot zoned RE40-1-K and RA-1-K. The subject site is located in a K-District and is located on Foothill Boulevard, a designated scenic highway. The subject site is not within a prominent ridgeline protection area.

Requested Action:

Appeal of the Director of Planning's **Conditional Approval of a Project Permit Compliance** pursuant to Section 11.5.7 C.6 of the Los Angeles Municipal Code (LAMC).

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the entire Determination of the Director of Planning in approving a Project Permit Compliance, including the environmental clearance, ENV-2013-2971-CE.

APPLICANT: Michael Melone

APPELLANT: Lyles Perkins

Staff: Priya Mehendale (818) 374-5060

6. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address any 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, May 15, 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.