

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, March 20, 2014
6262 Van Nuys Boulevard, First Floor
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 Commissioner J. Richard Leyner at 4:36 p.m.

Commissioners present: Commissioners Gonzalez, Harootonian, Padilla, Vo-Ramirez, and Leyner

1. DEPARTMENTAL REPORT

Nothing to report

2. COMMISSION BUSINESS

A. Advanced Calendar – Commissioner Padilla stated that she will not be able to attend the meeting on May 1st, 2014.

B. Commission Requests - none

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

Motion: To approve the minutes from February 6, 2014.

Moved: Commissioner Gonzalez
Seconded: Commissioner Padilla
Ayes: Commissioners Vo-Ramirez and Leyner

Vote: 4 - 0

Motion: To approve the minutes from February 20, 2014

The minutes from February 20, 2014 have been approved by consent from Commissioners Gonzalez and Leyner.

D. Election of Officer – Vice President

Motion: To elect Commissioner Harootonian to be the Vice President

Moved: Commissioner Vo-Ramirez
Seconded: Commissioner Padilla
Ayes: Commissioners Gonzalez, Harootonian, and Leyner

Vote: 5 – 0

The commission took a 10 minutes recess time. The meeting resumed at 4:46 p.m.

3. ZA 2012-2563-ZV-1A

CEQA: ENV 2012-2564-MND

Council District: 7

Expiration Date: 11/10/13

Plan: Sylmar

Appeal Status: Zone Variance appealable
to City Council if approved

CONTINUED FROM NOVEMBER 7, 2013

NOTE: A request for further continuance was received by letter dated January 23, 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. [CR]

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

DISCUSSION: The Zoning administrator gave a brief description of the case. Both the applicant's representative and the appellant's representative confirmed that they have reached an agreement regarding the issues of the appeal. The commission asked questions and the commission commended both the applicant's and the appellant's representatives for the agreement that they were able to reach.

Motion: To grant the appeal in part, referencing the letter submitted by Luna & Glushon dated March 20, 2014 for the modifications to the grant clauses Conditions of Approval and Findings. To adopt the Findings. To adopt the environmental clearance Mitigated Negative Declaration ENV-2012-2564-MND.

Moved: Commissioner Padilla
Seconded: Commissioner Vo-Ramirez
Ayes: Commissioners Gonzalez, Harootonian, and Leyner

Vote: 5 – 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 5:14 p.m.



J. Richard Leyner, President



Randa M. Hanna, Commission Executive Assistant
North Valley Area Planning Commission

5/1/14
Adopted on