

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, April 03, 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 4:34 p.m.

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

1. DEPARTMENTAL REPORT

Nothing to report

2. COMMISSION BUSINESS

A. Advanced Calendar – Reminder that Commissioner Padilla will not be able to attend the commission meeting dated May 1, 2014.

B. Commission Requests - None

3. DIR-2013-3707-SPP-1A

CEQA: ENV 2013-3708-CE

Council District: 7

Expiration Date: 4/14/14

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

Appeal Status: Not Further Appealable

PUBLIC HEARING

Location: 10048 McBroom Street

Proposed Project:

The construction of a new 5,936 square-foot two-story single-family dwelling and an attached two-car garage on a 20,249 square-foot lot zoned RA-1-K. The subject site is located in a K-District, and is not located within 500 feet of a designated scenic highway or 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).

APPLICANT: Ed and Matt Delgado
Representative: Peter Kwon

APPELLANT: Vanessa Marsot

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-2013-3708-CE.

Staff: Priya Mehendale (818) 374-5060

DISCUSSION:

The City Planning Staff gave a brief description of the project. The City Council representative was the first speaker in support of the appeal. Then the appellant spoke, followed by several speakers against the project. The applicant's representative spoke and stated that the actual proposed size of the house will be 4,846 square feet and not 5,936 square feet. The commission took five minutes recess time then resumed the meeting. One of the commissioners had to recuse himself due to the possible Brown Act violation. Another commissioner had to leave for the day. The applicant's representative did not object that only three commissioners were left to make the decision. More speakers spoke against the proposed project. The owner of the proposed project spoke. The commission asked the Planning staff and the applicant's representative more questions for clarification. The applicant's representative and the appellant had rebuttal time. The Chairman closed the public hearing and the Commission deliberated.

MOTION: To deny the appeal; sustain the entire Determination of the Director of Planning in approving a Project Permit Compliance, including the environmental clearance, ENV-2013-3708-CE.

Moved: Commissioner Harootonian
Seconded: Commissioner Padilla
Ayes: Commissioner Leyner
Absent: Commissioner Vo-Ramirez
Recused: Commissioner Gonzalez

Vote: 3 - 0

4. PUBLIC COMMENT PERIOD

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5.50 p.m.



J. Richard Leyner, President



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



Adopted on