

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, May 15, 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 4:30 p.m.

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

1. DEPARTMENTAL REPORT

Nothing to report

2. COMMISSION BUSINESS

A. Advanced Calendar – A possible meeting on July 3rd was discussed.

B. Commission Requests - No requests

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

DISCUSSION:

The Planning staff gave a brief description of the project. One of the Commissioners asked the owner a question regarding the possibility of adding speed bumps along the project driveway.

MOTION:

Adopt the Mitigated Negative Declaration, ENV-2012-2201-MND. Disapprove the requested Zone Change as filed for 15 dwelling units. 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. To add Q-Condition A-6 to require a speed bump along the project driveway. Adopt the findings. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigated 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: Commissioner Gonzalez
Seconded: Commissioner Harootonian
Ayes: Commissioners Padilla and Leyner
Absent: Commissioner Vo-Ramirez

Vote: 4 - 0

4. **ZA 94-0554-CUB-PA1-1A**
CEQA: ENV-2013-1287-CE

Council District: 12
Expiration Date: 5/19/2014
Plan: Northridge
Appeal Status: Not Further Appealable

PUBLIC HEARING

Location: 9400 Reseda Boulevard

Requested Action:

An appeal of the Zoning Administrator's decision to approve Plans authorizing the continued sale and dispensing of alcoholic beverages for on-site consumption and modifying conditions of Case No. ZA 94-0554(CUB), in conjunction with an existing 8,900 square-foot restaurant, located in the C2-1VL, (Q)C2-1VL, and P-1VL Zones; and the decision of the Zoning Administrator to adopt the recommendation of the Lead Agency by adopting Categorical Exemption ENV-2013-1287-CE as the environmental clearance for this action.

APPLICANT: Acapulco Restaurants, LLC
Representative: Bret Engstrom

APPELLANT: The College Block
Representative: Sheila Gershon, Urban Concepts

Recommended Action:

Deny the appeal; **sustain** the decision of the Zoning Administrator, pursuant to the provisions of Section 12.24-M of the Los Angeles Municipal Code, to approve Plans authorizing the continued sale and dispensing of alcoholic beverages for on-site consumption and modifying conditions of Case No. ZA 94-0554(CUB), in conjunction with an existing 8,900 square-foot restaurant, located in the C2-1VL, (Q)C2-1VL, and P-1VL Zones; **Adopt** the findings of the Zoning Administrator; **Adopt** the recommendation of the Lead Agency by adopting Categorical Exemption ENV 2013-1287-CE as the environmental clearance for this action.

Staff: R. Nicolas Brown (818) 374-5069

DISCUSSION:

The applicant handed a letter at the meeting withdrawing the project. There was no need for a motion.

5. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 4:41.



J. Richard Leyner, President



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



Adopted on