

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, July 17, 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 Nora Cadena, Filiberto Gonzalez, Oshin Harootonian, Veronica Padilla and J. Richard Leyner

1. DEPARTMENTAL REPORT

Nothing to report.

2. COMMISSION BUSINESS

- A. Advanced Calendar - Commissioner Padilla will be absent on the September 18th meeting.
- B. Commission Requests – Commissioner Leyner announced that this is his last meeting serving the North Valley Area Planning Commission and that he has been asked by the Mayor to serve in another Commission. He thanked everyone. He also welcomed Commissioner Cadena who will be serving this Commission.

- C. Approval of the minutes from June 5, 2014

Motion: To approve the minutes from June 5, 2014

Moved: Commissioner Harootonian
Seconded: Commissioner Gonzalez
Ayes: Commissioners Padilla and Leyner

Vote: 4 : 0

- D. Election of Officers - Commissioner Leyner requested that the election be postponed to the next meeting.

Commissioner Harootonian recused himself from the meeting because one of the supporters of the appellant is his relative. His relative spoke against the project on the video that was submitted to the commissioners in the packet.

3. **ZA-2012-3329-ZV-ZAD-1A**

CEQA: ENV-2009-2926-MND-REC1

Council District: 7

Expiration Date: 7/17/14

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

Appeal Status: Not Further Appealable

PUBLIC HEARING

Location: 6340-6346 West Sister Elsie 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 approve a Zone Variance granting construction, use, and maintenance of a 2,400 square-foot single-family dwelling and attached two-car garage in lieu of the Maximum Residential Floor Area of 1,147 square-feet as required under Section 12.21-C,10(b)(2); and, pursuant to the Los Angeles Municipal Code Section 12.24-X,28, a Zoning Administrator's Determination granting construction of a 2,400 square foot-single-family dwelling and attached garage fronting on a street that is less than 20 feet wide and less than 20 feet wide from the driveway apron to the end of the Hillside Boundary as required under Section 12.21-C10(i)(2) and (3); a Zoning Administrator's Determination granting a reduced front yard setback of 0 feet in lieu of the required 5 feet and a reduced east side yard of 5 feet 8 inches in lieu of the 12 feet as required under Sections 12.21-C,10(a)(2) and 12.21-C,10(a); and a Zoning Administrator's Determination granting a height of 36 feet in lieu of 30 feet as required under Section 12.21-C10(d); and adopt the action of the Lead Agency in adopting Mitigated Negative Declaration ENV-2009-2926-MND-REC1 as the environmental clearance for this action.

APPLICANT: Ali Akbar Mahdi
Representative: Oscar Ensafi

APPELLANT: Joe Barrett, Sunland Tujunga Alliance, Inc.

Recommended Action:

Deny the appeal; **Sustain the action** of the Zoning Administrator's Decision, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, to approve a Zone Variance granting construction, use, and maintenance of a 2,400 square-foot single-family dwelling and attached two-car garage in lieu of the Maximum Residential Floor Area of 1,147 square-feet as required under Section 12.21-C,10(b)(2); and, pursuant to Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination granting construction of a 2,400 square foot-single-family dwelling and attached garage fronting on a street that is less than 20 feet wide and less than 20 feet wide from the driveway apron to the end of the Hillside Boundary as required under Section 12.21-C10(i)(2) and (3); a Zoning Administrator's Determination granting a reduced front yard setback of 0 feet in lieu of the required 5 feet and a reduced east side yard of 5 feet 8 inches in lieu of the 12 feet as required under Sections 12.21-C,10(a)(2) and 12.21-C,10(a); and a Zoning Administrator's Determination granting a height of 36 feet in lieu of 30 feet as required under Section 12.21-C10(d); and adopt the action of the Lead Agency in adopting Mitigated Negative Declaration ENV-2009-2926-MND-REC1 as the environmental clearance for this action.

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

DISCUSSION:

The Zoning Administrator made a lengthy presentation and gave a background of the project. The applicant and his representative spoke, the appellant spoke. There were several speakers against the project and several speakers for the project. The City Councilmember's Chief of staff spoke and stated that the Council office is in support of the Hillside Ordinance. She thanked the neighbors for their involvement and addressed their concerns. She also stated that this is a unique case and the Council Office is very sensitive to both parties. The Commission asked several questions and made a motion.

MOTION:

Deny the appeal; Sustain the action of the Zoning Administrator's Decision, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, to approve a Zone Variance granting construction, use, and maintenance of a 2,400 square-foot single-family dwelling and attached two-car garage in lieu of the Maximum Residential Floor Area of 1,147 square-feet as required under Section 12.21-C,10(b)(2); and, pursuant to Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination granting construction of a 2,400 square foot-single-family dwelling and attached garage fronting on a street that is less than 20 feet wide and less than 20 feet wide from the driveway apron to the end of the Hillside Boundary as required under Section 12.21-C10(i)(2) and (3); a Zoning Administrator's Determination granting a reduced front yard setback of 0 feet in lieu of the required 5 feet and a reduced east side yard of 5 feet 8 inches in lieu of the 12 feet as required under Sections 12.21-C,10(a)(2) and 12.21-C,10(a); and a Zoning Administrator's Determination granting a height of 36 feet in lieu of 30 feet as required under Section 12.21-C10(d); and adopt the action of the Lead Agency in adopting Mitigated Negative Declaration ENV-2009-2926-MND-REC1 as the environmental clearance for this action.

Moved: Commissioner Gonzalez
Seconded: Commissioner Padilla
Ayes: Commissioners Cadena and Leyner
Recused: Commissioner Harootonian

Vote: 4 - 0

4. PUBLIC COMMENT PERIOD

There were no public speakers.

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6:30 pm.

Veronica Padilla For
J. Richard Leyner, President

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

September 18, 2014
Adopted on