

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, September 18, 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 Acting President Oshin Harootonian at 4:30 p.m.

Commissioners present: Commissioners Nora Cadena, Filiberto Gonzalez, Oshin Harootonian, Veronica Padilla and Victor Sampson.

1. DEPARTMENTAL REPORT

Nothing to report.

2. COMMISSION BUSINESS

A. Advanced Calendar – Commissioner Cadena will be absent on October 2nd meeting. Commissioner Padilla will know by next week if she will be able to attend or not. Commissioners Harootonian, Gonzalez, and Sampson stated that they are available and will be at the meeting.

B. Commission Requests – none at this time.

C. Approval of the minutes from July 17, 2014

Motion: To approve the minutes from July 17, 2014

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

Vote: 4 - 0

D. Election of Officers

To elect a new President

Motion: To elect Commissioner Padilla to the office of President

Moved: Commissioner Gonzalez
Seconded: Commissioner Sampson
Ayes: Commissioners Harootonian, Cadena, and Padilla

Vote: 5 - 0

To elect a new Vice President

Motion: To elect Commissioner Harootonian to the office of Vice President

Moved: Commissioner Sampson

Seconded: Commissioner Padilla

Ayes: Commissioners Cadena, Gonzalez, and Harootonian

Vote: 5 - 0

3. **APCNV-2014-1663-ZC**

CEQA: ENV-2014-1664-MND

Council District: 6 - Martinez

Expiration Date: 10/24/14

Plan: Mission Hills – Panorama City – North Hills

Appeal Status: Zone Change may be appealed by the applicant if denied

PUBLIC HEARING HELD ON JULY 18, 2014

Location: 8435 North Orion Avenue

Proposed Project:

The construction of a 24-unit residential apartment building, comprised of four levels of residential uses over one level of subterranean parking, with a maximum height of 45-feet, located on four lots totaling 16,425 sq-ft site sq-ft in area. The project will utilize a by-right Affordable Housing Density Bonus for a 20% increase in density (allowing for four additional units above the twenty units permitted by-right) in exchange for setting aside one unit for Very Low Income residents. The project will include 46 vehicle parking spaces and 27 bicycle parking spaces.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, a **Mitigated Negative Declaration** (ENV-2014-1664-MND) as environmental clearance 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)R3-1 (Multiple Dwelling Zone).

APPLICANT: Al Leibovic

Representative: Eric Lieberman

Recommended Action:

1. **Adopt** the Mitigated Negative Declaration, ENV-2014-1664-MND;

2. **Approve** and **recommend** that the City Council **approve** the **Zone Change** from RA-1 to (T)(Q)R3-1 for the subject property, with the conditions of approval;

3. **Adopt** the Findings; and

4. **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

DISCUSSION:

The Senior City Planner gave a brief summary of the case to the Commission. The applicant's representative spoke, followed by two speakers against the project. The Commission asked questions. Then the Project Engineer for the case spoke and described the time schedule of the project. Then the Commission discussed the case and made a motion.

MOTION:

To **adopt** the Mitigated Negative Declaration, ENV-2014-1664-MND; to **approve** and **recommend** that the City Council **approve** the **Zone Change** from RA-1 to (T)(Q)R3-1 for the subject property, with the conditions of approval; to **adopt** the Findings; and to **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.

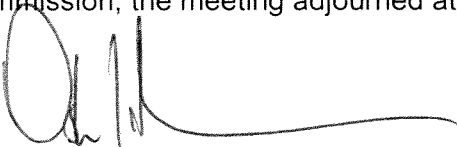
Moved: Commissioner Cadena
Seconded: Commissioner Harootonian
Ayes: Commissioners Sampson and Padilla
Noes: Commissioner Gonzalez

Vote: 4 - 1

4. PUBLIC COMMENT PERIOD

There was one speaker at the meeting who complained about lack of proper public hearings' notifications.

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:15 pm.



Veronica Padilla, President

FOR VERONICA

PADILLA



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

10/02/14

Adopted on