

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, November 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 the President, Veronica Padilla at 4:30 p.m.

Commissioners present: Commissioners Veronica Padilla, Oshin Harootonian, and Victor Sampson.

Commissioners absent: Commissioner Nora Cadena

1. DEPARTMENTAL REPORT

Nothing to report.

2. COMMISSION BUSINESS

A. Advanced Calendar – no changes

B. Commission Requests – none at this time

C. Approval of the minutes from October 02, 2014

The minutes from October 02, 2014 have been approved by consent.

3. ZA-2014-659-CU-ZAA-1A

CEQA: ENV-2014-660-MND

Council District: 12 - Englander

Expiration Date: 12/01/14

Plan: Chatsworth – Porter Ranch

Appeal Status: No further appeal

PUBLIC HEARING

LOCATION: 10856 Farralone Avenue (10856 North Old Santa Susana Pass Road)

REQUESTED ACTION:

Appeals of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,5, to approve a Conditional Use to permit a commercial equine boarding facility in the A2-1 and (T)(Q)RA-1-K Zones; and pursuant to LAMC Section 12.28, to deny a Zoning Administrator's Adjustment from Section 12.21-C,5(a) to allow

the keeping of equines less than 35 feet from the habitable room of the caretaker's quarters and to allow reduced setbacks for accessory structures and corrals less than 25 feet from the side lot lines; and to adopt the Mitigated Negative Declaration ENV-2014-660-MND as the environmental clearance for this action.

APPLICANT: Gabriele Chiesa

Representative: Kevin K. McDonnell, Esq. of Jeffer Mangels et al.

APPELLANT: 1) Gabriele Chiesa

Representative: Kevin K. McDonnell, Esq. of Jeffer Mangels et al.

2) Charlene Vincent, Frank Ditto, Jan Lauritzen

RECOMMENDED ACTION:

- 1) **Deny** the appeals;
- 2) **Sustain** the action of the Zoning Administrator, pursuant to Los Angeles Municipal Code Section 12.24-W,5, to approve a Conditional Use to permit a commercial equine boarding facility in the A2-1 and (T)(Q)RA-1-K Zones; and Pursuant to LAMC Section 12.28, to deny a Zoning Administrator's Adjustment from Section 12.21-C,5(a) to allow the keeping of equines less than 35 feet from the habitable room of the caretaker's quarters and to allow reduced setbacks for accessory structures and corrals less than 25 feet from the side lot lines;
- 3) **Adopt** the findings of the Zoning Administrator; and
- 4) **Adopt** the Mitigated Negative Declaration ENV-2014-660-MND as the environmental clearance for this action.

Staff: Fernando Tovar (213) 978-1303

DISCUSSION:

The Zoning Administrator (ZA) gave a brief summary of the proposed project to the Commission. There were two appeals before the Commission. One appeal is by an aggrieved neighbor (Charlene Vincent, Frank Ditto, Jan Lauritzen) and the other is by the applicant (Gabriele Chiesa). The applicant's representative spoke first, then, the daughter of Mrs. Vincent testified on behalf of her mother who owns the adjoining property north of the subject site. The first speaker was in support of the applicant's project, however, recommended mitigated measurements to mitigate the concerns of the neighbors. There was also another speaker in support of the applicant's project. Then the Councilmember representative spoke and asked for consideration of the applicant's request. The Commission asked the ZA and the applicant's representative clarifying questions. The Commission discussed the case at length and made a motion regarding the Vincent's appeal.

MOTION: to deny the appeal of Charlene Vincent, Frank Ditto, and Jan Lauritzen; and sustain the ZA's conditional approval of a Conditional Use to permit a commercial equine boarding facility in the A2-1 and (T)(Q)RA-1-K Zones; and adopt the findings; and adopt the Mitigated Negative Declaration ENV-2014-660-MND as the environmental clearance for this action.

Moved: Commissioner Harootonian
Seconded: Commissioner Sampson
Ayes: Commissioner Padilla
Absent: Commissioner Cadena

Vote: 3 - 0

The Commission asked the applicant's representative to explain few matters regarding the proposed project, then made a motion on the subject of the applicant's appeal.

MOTION: To grant the appeal of the applicant; to overturn the ZA's denial of a ZA Adjustment; to adopt the new findings, and adopt the Mitigated Negative Declaration ENV-2014-660-MND as the environmental clearance for this action.

Moved: Commissioner Sampson
Second: Commissioner Harootonian
Nays: Commissioner Padilla
Absent: Commissioner Cadena

Vote: 2 – 1

Motion has failed with less than three concurrent votes.

The Commission asked the ZA more clarifying questions and made alternate motion concerning the applicant's appeal.

MOTION: to grant the applicant's appeal in part; to modify Condition No. 7.b to allow a maximum of 22 horses to be kept on the property; deny the applicant's appeal with respect to the reduced yard; adopt the findings; and adopt Mitigated Negative Declaration ENV-2014-660-MND, as the environmental clearance for this action.

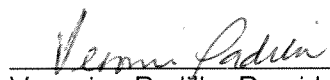
Moved: Commissioner Padilla
Second: Commissioner Sampson
Ayes: Commissioner Harootonian
Absent: Commissioner Cadena

Vote: 3 - 0

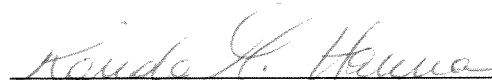
4. PUBLIC COMMENT PERIOD

There were no speakers for public comments.

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6:05 pm.



Veronica Padilla, President



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



Adopted on

