

Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 05, 2015, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Veronica Padilla, President
Oshin Harootonian, Vice President
Yolanda Anguiano, Commissioner
Nora Cadena, Commissioner
Victor Sampson, Commissioner

Randa Hanna, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO. 3, 4, & 5.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should submit them to the Commission office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at www.planning.lacity.org.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
EIR – Environmental Impact Report

ND – Negative Declaration
MND – Mitigated Negative Declaration
CE – Categorical Exemption

1. **DEPARTMENTAL REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – February 19, 2015

3. **APCNV-2014-2491-ZC**

CEQA: ENV-2014-2487-MND

Plan Area: Sun Valley-La Tuna Canyon

Council District: 2 - Krekorian

Location: 7734 N. Varna Avenue

Expiration Date: 3/05/15

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

PUBLIC HEARING HELD ON FEBRUARY 10, 2015

PROPOSED PROJECT:

The subdivision of a 24,818 square-foot lot into three lots for the development of two new single-family residences. One existing single-family residence is to remain and an existing second dwelling unit is to be demolished. The project will also include street dedication for the continuation of Nagle Avenue, and the creation of a 2,760 square-foot remnant piece of land on the east side of Nagle Avenue.

[Note: A public hearing was held concurrently for Parcel Map No. AA-2014-2488-PMLA, at which the project was approved for three separate lots, with a decreased lot area of 7,251 for Lot A, and a decreased lot width of 51-feet 6-inches for Lot B and Lot C. An approval letter to subdivide the property into **three** lots was issued February 20, 2015.]

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2014-2487-MND) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to (T)RS-1 (Suburban Zone).

APPLICANT: Armen Paronyan

RECOMMENDED ACTIONS:

1. **Adopt** the Staff Findings.
2. **Recommend** that the City Council adopt Mitigated Negative Declaration, ENV-2014-2487-MND.
3. **Recommend** that the City Council **Approve:**
 - a. **Zone Change** from RA-1 to (T)RS-1 for the subject property, with the Conditions of Approval.

Staff: Milena Zasadzien (818) 374-5054

4. **ZA-2014-2918-CU-1A**

CEQA: ENV-2014-2919-MND

PLAN: Chatsworth-Porter Ranch

Council District: 12 - Englander

Location: 20313-20315 W. Nordhoff Str.

Expiration Date: 03/17/15

Appeal Status: Not Further Appealable

PUBLIC HEARING

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W,40 to Deny a Conditional Use to allow a restaurant, in conjunction with the operation of an indoor children's play area within an existing one-story, 24,513 square-foot building, in the MR2-1 Zone. Adopt Mitigated Negative Declaration, ENV-2014-2919-MND, as the environmental clearance for this action.

Applicant: Sarkis Aljajyan

Representative: Bedros Darkjian, Darkjian Associates

Appellant: Bedros Darkjian

RECOMMENDED ACTIONS:

1. **Adopt** the findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision and **Deny**:
 - a. **Conditional Use** to allow a restaurant, in conjunction with the operation of an indoor children's play area within an existing one-story, 24,513 square-foot building, in the MR2-1 Zone.
4. **Adopt** Mitigated Negative Declaration ENV-2014-2919-MND.

Staff: Heather Bleemers/Jim Tokunaga

5. **APCNV-2014-3374-ZC-BL-F**

CEQA: ENV-2014-3375-MND

Related Case: VTT-73075-SL

Plan Area: Sylmar

Council District: 7 - Fuentes

Location: 13245 West Hubbard Street

Expiration Date: 3/05/15 Ext.

Appeal Status: Zone Change & Building Line Removal are only appealable by applicant only if denied. Fence Variance is final unless appealed to Council.

PUBLIC HEARING HELD ON JANUARY 5, 2015

PROPOSED PROJECT:

The proposed project includes the development of a Small Lot Subdivision with 22 single-family dwellings on 22 separate lots on a 70,645 square-foot site. Each residence will be two-stories in height, with a maximum building height of 25 feet. The project will result in the removal of 44 trees; none are protected. The proposed project will also include grading of approximately 1,200 cubic yards. The project when completed will include 44 parking spaces in 22 garages and 14 guest parking spaces. The proposed project includes the demolition of an existing 1,900 square-foot single-family home and accessory structures built circa 1920. The project's total lot coverage will be 36%

buildings/structures, 26% paving and driveway, and 38% landscaping. Additionally, the proposed project is proposed to be completely gated/walled/fenced. The site is comprised of an internal private street system connecting all dwellings with each other and linked to a primary entrance along Hubbard Street. The Small Lot Subdivision is being processed under a separate application under Vesting Tentative Tract (VTT) No. 73075.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2014-3375-MND) for the above referenced project;
2. Pursuant to Section 12.32-B of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone);
3. Pursuant to Section 12.32-R of the Municipal Code, a **Building Line Removal** of a 37-foot building line along Hubbard Street established under Ordinance 117919; and
4. Pursuant to Section 12.28-C of the Municipal Code, an **Adjustment** for an over-height fence, wall or gate in the front yard setback on Hubbard Street from the 3'-6" height limit established in LAMC Section 12.24-X.7 the Municipal Code up to a maximum height for a fence/wall/gate of 6'-0".

APPLICANT: Jim Brewer, Spiegel Development, Inc.

Representative: Rhonda Lieberman, Kerr Wagner Associates, Inc.

RECOMMENDED ACTIONS:

1. **Adopt** the Staff Findings.
2. **Recommend** that the City Council adopt Mitigated Negative Declaration, ENV-2014-3375-MND.
3. **Disapprove** the requested **Zone Change** from the requested RA-1 to RD1.5.1.
4. **Recommend** that the City Council **Approve:**
 - a. **Zone Change** from RA-1 to (T)(Q)RD1.5-1
 - b. **Building Line Removal** for a 37-foot building line along Hubbard Street established under Ordinance 117,919.
5. **Approve** the requested **Adjustment** for an over-height fence, wall or gate in the front yard setback on Hubbard Street from the 3'-6" height limit of LAMC Section 12.24-X.7, up to a maximum height for a fence/wall/gate of 6'-0".
6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, 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: Thomas Glick (818) 374-5060

6. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period. Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the North Valley Area Planning Commission will be held at **4:30 p.m. on Thursday, March 19, 2015** at the

Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard
Van Nuys, CA 91401

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at APCnorthvalley@lacity.org.