

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 16, 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 and 4.

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 – April 02, 2015

3. **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: 5/07/15 Ext.

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

CONTINUED FROM APRIL 2, 2015

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

4. **APCNV-2014-3240-ZC-ZAD**
CEQA: ENV-2014-3239-MND
Plan Area: Mission Hills-
Panorama City-North Hills

Council District: 7 – Fuentes
Location: 9223 N. Lemona Avenue
Expiration Date: 4/24/15
Appeal Status: Zoning Administrator's Determination is appealable to City Council; Zone Change disapproval, in whole or in part, is appealable by the applicant to the City Council.

PUBLIC HEARING HELD ON FEBRUARY 3, 2015

PROPOSED PROJECT:

The construction, use and maintenance of nine (9) detached residential condominiums units, with 18 residential tenant parking spaces and 4 guest parking spaces on a 29,204 square-foot net lot.

REQUESTED ACTIONS:

- 1) Pursuant to Section 12.32-F of the Los Angeles Municipal Code, a Zone Change from the RA-1 Zone to the RD3-1 Zone;
- 2) Pursuant to Section 12.24-X.7, of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit a 6-foot high over-in-height fence in the required front yard setback in lieu of the 42-inch maximum height required by Section 12.22-C,20(f)(2);
- 3) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.
- 4) Adopt the proposed Mitigation Monitoring Program for the above referenced project.

APPLICANT: Inland Communities Corporation
Representative: Same

RECOMMENDED ACTIONS:

- 1) **Adopt** the Staff findings.
- 2) **Recommend** that the City Council approve:
 - a. Zone Change from RA-1 to (T)(Q)RD3-1.
- 3) **Approve** the Zoning Administrator's Determination to permit a 6-foot high over-in-height fence in the required front yard setback in lieu of the 42-inch maximum height required by Section 12.22-C,20(f)(2).
- 4) **Recommend that the City Council adopt** the Mitigated Negative Declaration No. ENV-2014-3239-MND.
- 5) **Recommend that the City Council adopt** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2014-3239-MND.
- 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: Jordann Turner (213) 978-1365

5. 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, May 7, 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.