

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 21, 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.

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 – May 07, 2015

3. **APCNV-2014-2178-ZC**

CEQA: ENV-2014-2179-MND

Plan Area: Arleta - Pacoima

Council District: 6 - Martinez

Location: 14101-03 W. Terra Bella St.

Expiration Date: June 28, 2015

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

PUBLIC HEARING HELD ON MARCH 24, 2015

PROPOSED PROJECT:

The subdivision of an existing 28,103 square foot parcel into four lots for the development of four new single-family residences. The existing single-family house is to be demolished. The project also includes street and alley dedications and improvements as may be required by the Advisory Agency approval of the Parcel Map incidental to this Zone Change Request.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2014-2179-MND) for the above referenced project;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from A2-1 (Agricultural) to (T)(Q)R1-1 (Single-Family Dwelling).

APPLICANT: Tomer Tzadok, Yusher, Inc.
Representative: Val Levin

RECOMMENDED ACTIONS:

1. **Adopt** the Staff Findings.
2. **Recommend** that the City Council **Approve:**
 - a. **Zone Change** from A2-1 to (T)(Q)R1-1 for the subject property, with the conditions of approval.
3. Pursuant to Section 15074 of the California Environmental Quality Act, Recommend that the North Valley Area Planning Commission **Review** and **Consider** the **Mitigated Negative Declaration, ENV-2014-2179-MND**, and:
 - a. Find that based on the whole of the record, including the initial study and comments received, there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration/Mitigated

Negative Declaration reflects the lead agency's independent judgment and analysis.

- b. Adopt Mitigated Negative Declaration, ENV-2014-2179-MND, located in South Valley Environmental Review Section of the Planning Department in Room 351, 6262 Van Nuys Blvd., Van Nuys, which constitutes the record of proceedings upon which this decision is based.

Staff: Thomas Henry (818) 374-5061

4. 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, June 04, 2015** at the
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard
Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action Employer

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.