

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, September 17, 2015
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 Commission President, Oshin Harootonian, at 4:30 p.m.

Commissioners present: Commissioners Yolanda Anguiano, Oshin Harootonian, and Veronica Padilla

Commissioners absent: Nora Cadena and Victor Sampson

1. DEPARTMENTAL REPORT

A. Items of interest: Nothing to report

2. COMMISSION BUSINESS

A. Advance Calendar – Commissioner Harootonian stated that he will not be available on the Commission meeting of October 1st. Commissioner Padilla stated that she will not be available on the Commission meeting of October 15th.

B. Commission Requests – No requests at this time.

3. APCNV-2015-1355-ZC

CEQA: ENV-2015-1356-ND

Plan Area: Sun Valley-La Tuna Canyon

Council District: 2 - Krekorian

Location: 7715 Ethel Street

Expiration Date: 9/19/15

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

PUBLIC HEARING HELD ON JULY 20, 2015

PROPOSED PROJECT:

The project is a request for a zone change from RA-1 to RS-1 and a preliminary parcel map to merge and re-subdivide two lots that total 23,665 square feet. The lot that abuts Ethel Street would be 10,879 square feet, and the lot that abuts Ampere Avenue would be 10,569 square feet. One, new, single-family home would be built on the new Ethel Street-abutting lot; the existing single-family home on the lot that abuts Ampere Avenue would also remain.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adoption of a proposed Negative Declaration (ENV-2015-1356-ND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone Change from the RA-1 (Single-Family Residential) to RS-1 (Single-Family Residential).

APPLICANT: Great Homes, LLC

Representative: Steve Nazemi, DHS & Associates, Inc.

RECOMMENDED ACTIONS:

1. Adopt the Staff Findings.
2. Recommend that the City Council adopt Negative Declaration No. ENV-2015-1356-ND.
3. Recommend that the City Council Disapprove:
 - a. The Zone Change request as filed.
4. Recommend that the City Council Approve:
 - a. Zone Change from RA-1 to (T)RS-1, subject to the (T) Conditions of Approval.

Staff: Courtney Schoenwald (818) 374-9904

DISCUSSION:

The Planning Staff gave a brief description of the case. The applicant's representative had a clarifying question. The Commission closed the public comment and made a motion.

MOTION:

1. Adopt the Staff Findings.
2. Recommend that the City Council adopt Negative Declaration No. ENV-2015-1356-ND.
3. Recommend that the City Council Disapprove:
 - a. The Zone Change request as filed.
4. Recommend that the City Council Approve:
 - a. Zone Change from RA-1 to (T)RS-1, subject to the (T) Conditions of Approval.

Moved: Commissioner Anguiano

Seconded: Commissioner Padilla

Ayes: Commissioner Harootyanian

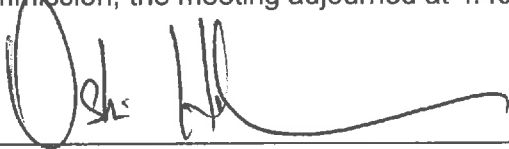
Absent: Commissioners Cadena and Sampson

Vote: 3 - 0

4. PUBLIC COMMENT PERIOD

There were no public comment speakers.

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 4:40 p.m.



Commissioner Oshin Hrootoonian, President



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



Adopted on

