

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, September 03, 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, Veronica Padilla, at 4:30 p.m.

Commissioners present: Commissioners Nora Cadena, Oshin Harootonian, Veronica Padilla, and Victor Sampson

Commissioner absent: Yolanda Anguiano

1. DEPARTMENTAL REPORT

A. Items of interest: Nothing to report

2. COMMISSION BUSINESS

A. Advance Calendar – Commissioner Padilla will be absent on September 17th.

B. Commission Requests – No requests at this time.

C. Minutes of Meeting – May 21, 2015

Commissioners Cadena and Padilla were absent at the meeting of May 21, 2015. The meeting minutes were approved by consent.

D. Election of Officers –

Motion: To elect Commissioner Harootonian to the office of Commission President.

Moved: Commissioner Sampson
Seconded: Commissioner Cadena
Ayes: Commissioners Padilla and Harootonian
Absent: Commissioner Anguiano

Vote: 4 - 0

Motion: To elect Commissioner Padilla to the office of Commission Vice-President.

Moved: Commissioner Cadena
Seconded: Commissioner Sampson
Ayes: Commissioners Padilla and Harootonian
Absent: Commissioner Anguiano

Vote: 4 - 0

3. **APCNV-2015-1042-ZC** **Council District:** 6 - Martinez
CEQA: ENV-2015-1043-MND **Location:** 11022-11038 Arminta Street
Related Cases: APCNV-2015-476-ZC **Expiration Date:** 9/03/15
& APCNV-2015-1044-ZC **Appeal Status:** Appealable by the
Plan Area: Sun Valley– La Tuna Canyon applicant if denied

PUBLIC HEARING HELD ON JUNE 15, 2015

PROPOSED PROJECT:

The project is the construction of a new 12-unit apartment building, to be integrated with an adjacent existing 40-unit apartment complex on a 49,000 square-foot site. The entire project site will include 81 vehicle parking spaces and 56 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1 of the California Public Resources Code, a Mitigated Negative Declaration (ENV-2015-1043-MND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone Change from the QRD1.5-1 and RD2-1 to (T)(Q)R3-1.

APPLICANT: DDCM Incorporated

Representative: Kurken Alyanakian, DDCM Incorporated

RECOMMENDED ACTIONS:

1. Adopt the Staff Findings, including the Environmental Findings.
2. Recommend that the City Council Approve:
 - a. Zone Change from QRD1.5-1 and RD2-1 to (T)(Q)R3-1, subject to the (Q) and (T) Conditions of Approval.
3. Recommend that the City Council adopt Mitigate Negative Declaration ENV-2015-1043-MND.
4. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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: Kiran Rishi (818) 374-5038

DISCUSSION:

The Planning staff gave a brief description of the three related cases.(Case Nos. 3, 4, and 5). The applicant spoke on case Nos. 3 and 4, then moved to case No.5. The Commission asked clarifying questions. There were two speakers against the projects. One of them is the president of the Sun Valley Area Neighborhood Council. The representative from Council District Six spoke. The Commission closed the public comment and started deliberation.

MOTION:

1. Adopt the Staff Findings, including the Environmental Findings.
2. Recommend that the City Council Approve:
 - a. Zone Change from QRD1.5-1 and RD2-1 to (T)(Q)R3-1, subject to the (Q) and (T) Conditions of Approval.
3. Recommend that the City Council adopt Mitigate Negative Declaration ENV-2015-1043-MND.
4. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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.

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

Vote: 3 - 1

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| 4. <u>APCNV-2015-1044-ZC</u>
CEQA: ENV-2015-1045-MND
Related Cases: APCNV-2015-1042-ZC
& APCNV-2015-476-ZC
Plan Area: Sun Valley-La Tuna Canyon | Council District: 6 - Martinez
Location: 11051-11055 Arminta Street
Expiration Date: 9/03/15
Appeal Status: Appealable by the applicant if denied |
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PUBLIC HEARING HELD ON JUNE 15, 2015

PROPOSED PROJECT:

The project is the construction a new 10-unit apartment building. The project will be integrated with an existing adjacent 48-unit apartment complex on the 55,750 square-foot site. The entire project site will include 95 vehicle parking spaces and 64 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1 of the California Public Resources Code, a Mitigated Negative Declaration (ENV-2015-1045-MND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone Change from the (Q)RD1.5-1 to (T)(Q)R3-1.

APPLICANT: DDCM Incorporated
Representative: Kurken Alyanakian, DDCM Incorporated

RECOMMENDED ACTIONS:

1. Adopt the Staff Findings, including the Environmental Findings.
2. Recommend that the City Council Approve:
 - a. Zone Change from (Q)RD1.5-1 to (T)(Q)R3-1, subject to the (Q) and (T) Conditions of Approval.
3. Recommend that the City Council adopt Mitigate Negative Declaration ENV-2015-1045-MND.
4. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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: Kiran Rishi (818) 374-5038

DISCUSSION:

The discussion on item No. 3 was also for items 4 and 5.

MOTION:

1. Adopt the Findings, including the Environmental Findings.
2. Recommend that the City Council Approve:
 - a. Zone Change from (Q)RD1.5-1 to (T)(Q)R3-1, subject to the (Q) and (T) Conditions of Approval.
3. Recommend that the City Council adopt Mitigate Negative Declaration ENV-2015-1045-MND.
4. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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.

Moved: Commissioner Cadena
Seconded: Commissioner Sampson
Ayes: Commissioner Harootyan
Nays: Commissioner Padilla
Absent: Commissioner Anguiano

Vote: 3 - 1

5. APCNV-2015-476-ZC

CEQA: ENV-2015-477-MND

Related Cases: APCNV-2015-1042-ZC
& APCNV-2015-1044-ZC

Plan Area: Sun Valley-La Tuna Canyon

Council District: 6 - Martinez

Location: 11065 Arminta Street

Expiration Date: 9/03/15

Appeal Status: Appealable by applicant
if denied

PUBLIC HEARING HELD ON JUNE 15, 2015

PROPOSED PROJECT:

The project is to allow the construction of a new 20-unit apartment building, with two levels of residential uses over one ground level of parking. The project will be located on the 20,250 square-foot site, and will include 37 vehicle parking spaces and 22 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1 of the California Public Resources Code, a Mitigated Negative Declaration (ENV-2015-477-MND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone Change from the R1-1 to (T)(Q)R3-1.

APPLICANT: DDCM Incorporated

Representative: Kurken Alyanakian, DDCM Incorporated

RECOMMENDED ACTIONS:

1. Adopt the Findings, including the Environmental Findings.
2. Recommend that the City Council Approve:
 - a. Zone Change from R1-1 to (T)(Q)R3-1, subject to the (Q) and (T) Conditions of Approval.
3. Recommend that the City Council adopt Mitigate Negative Declaration ENV-2015-477-MND.
4. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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: Kiran Rishi (818) 374-5038

DISCUSSION:

The discussion on item No. 3 was also for items. 4 and 5.

MOTION:

1. Adopt the Findings, including the Environmental Findings.
2. Recommend that the City Council Approve:
 - a. Zone Change from R1-1 to (T)(Q)R3-1, subject to the (Q) and (T) Conditions of Approval.
3. Recommend that the City Council adopt Mitigate Negative Declaration ENV-2015-477-MND.
4. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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.

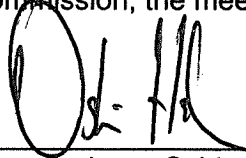
Moved: Commissioner Sampson
Seconded: Commissioner Cadena
Ayes: Commissioner Harootonian
Nays: Commissioner Padilla
Absent: Commissioner Anguiano

Vote: 3 - 1

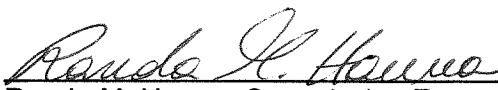
6. PUBLIC COMMENT PERIOD

There were no public comment speakers.

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:42 p.m.



Commissioner Oshin Harootonian, President



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



Adopted on