

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, February 04, 2016
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 Cadena, Harootonian and Sampson

Commissioners absent: Commissioners Anguiano and Garcia

1. DEPARTMENTAL REPORT

Items of interest: Tom Glick, City Planner, announced the Mayor's appointment of Mr. Vince Bertoni, as the Director of City Planning, was approved and confirmed at City Council on February 3rd.

2. COMMISSION BUSINESS

A. Advance Calendar – Commissioner Cadena will be absent at the meeting of April 7th. Commissioner Sampson will be absent at the meeting of April 21st.

B. Commission Requests – No requests at this time.

C. Minutes of Meeting – January 21, 2016

The meeting minutes of January 21, 2016 were approved by consent.

3. APCNV-2015-2971-ZC

CEQA: 2015-2969-MND

Related Cases: APCNV-2013-1276-ZC-ZAA
TT-73569

Plan: Mission Hills-Panorama City-North Hills

Council District: 12 - Englander

Location: 15727 W. Tupper Street

Expiration Date: 2/16/2016

Appeal Status: Appealable by applicant if denied

PUBLIC HEARING HELD ON DECEMBER 18, 2015

PROPOSED PROJECT:

Demolition of existing single-family home and related structures and the subdivision of an existing 62,265 sq. ft. lot into 11 lots with 11 single-family homes.

REQUESTED ACTION:

1. Pursuant to Section 21082.1 of the California Public Resources Code, a Mitigated Negative Declaration (ENV-2015-2969-MND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1 to R1-1.

APPLICANT: Tupper Estates, LLC.

RECOMMENDED ACTION:

1. **Approve and Recommend** that the City Council adopt **Mitigated Negative Declaration ENV-2015-2969-MND**;
2. **Approve and Recommend** that the City Council adopt a **Zone Change from RA-1 to (T)(Q)R1-1**, subject to the (Q) and (T) Conditions of Approval;
3. **Adopt** the staff Findings, including the revised Environmental Findings;
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; and
5. **Advise** the Applicant that pursuant to the State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination (NOD) filing.

Staff: Kiran Rishi (818) 374-5038

DISCUSSION:

The Planning staff gave a brief description of the case. The Councilmember representative stated that their office is in support of the project. The applicant's representative spoke. There was one speaker for the project.

MOTION:

Approve and Recommend that the City Council adopt Mitigated Negative Declaration ENV-2015-2969-MND; Approve and Recommend that the City Council adopt a Zone Change from RA-1 to (T)(Q)R1-1, subject to the (Q) and (T) Conditions of Approval; Adopt the staff Findings, including the revised Environmental Findings; 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; and Advise the Applicant that pursuant to the State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination (NOD) filing.

Moved: Commissioner Cadena
Seconded: Commissioner Sampson
Ayes: Commissioner Harootyanian
Absent: Commissioners Anguiano and Garcia

Vote: 3 - 0

4. **ZA-2014-3648-CUW-SPP-1A**
CEQA: ENV-2014-3649-MND
Plan Area: Sunland-Tujunga-
Lake View Terrace-Shadow Hills
East La Tuna Canyon

Council District: 7 - Fuentes
Location: 10450 North Wheatland Avenue
Expiration Date: 2/18/16
Appeal Status: Not Further Appealable

PUBLIC HEARING

Requested Actions:

An Appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Sections 12.24-W, 49 and 12.24-F, to approve a Conditional Use authorizing the installation and maintenance of a wireless telecommunications facility in the A1-1XL-K Zone, located on an existing 124-foot tall SCE transmission tower with the antennas at a maximum height of 48 feet on the tower in lieu of the maximum permitted height of 30 feet; pursuant to Los Angeles Municipal Code Section 11.5.7-C, to approve a Project Permit Compliance per the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan; and to adopt Mitigated Negative Declaration No. ENV-2014-3649-MND as the environmental clearance for this action.

Applicant: Verizon Wireless, Lisa Desmond
Representative: Jennille Smith, MMI Titan, Inc.

Appellant: Martha Blessington-Padilla, R.N., M.A.

Recommended Actions:

1. Adopt the findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision to Approve:
 - a. A Conditional Use authorizing the installation and Maintenance of a wireless telecommunications facility in the A1-1XL-K Zone, located on an existing 124-foot tall SCE transmission tower with the antennas at a maximum height of 48 feet on the tower in lieu of the maximum permitted height of 30 feet;
 - b. A Project Permit Compliance per the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.
4. Adopt Mitigated Negative Declaration No. ENV-2014-3649-MND.

Staff: Jonathan Hershey (213) 978-1337

DISCUSSION:

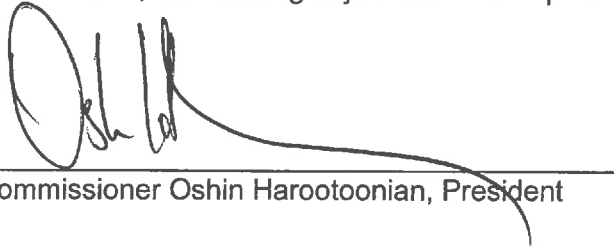
Tom Glick, City Planner, announced that the applicant withdrew his application. No action to be taken by the Commission. The case is considered closed.

5. PUBLIC COMMENT PERIOD

The Senior Planner, Jonathan Hershey, arrived after case no. ZA-2014-3648-CUB-SPP-1A was presented and closed. He apologized for the late arrival and wanted to place on record that yesterday, a letter from the Zoning Administrator's office was mailed out to the applicant and the appellant acknowledging the withdrawal of the application and that the Conditional Use approval has now been invalidated as a result of the applicant's withdrawal of the application. The Commission President opened the Public Comment period.

The appellant and few people from the community spoke and raised their concerns in regards to the wireless facility.

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:16 p.m.



Commissioner Oshin Harootonian, President



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

March 03, 2016
Adopted on