

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
February 15, 2018
Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF THE NORTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT planning.lacity.org.

The meeting was called to order at 5:18 p.m. with Commissioners Sampson, Harootonian and Diaz present. Commissioner Nam was not in attendance.

Also present were Blake Lamb, Principal City Planner and David Olivo, Senior City Planner, representing the Director of Planning, Parissh Knox, Deputy City Attorney; Rocky Wiles, Commissioner Office Manager and Rafael Vega Administrative Clerk, Commission Office Staff.

ITEM NO. 1
DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- Items of Interest - David Olivo, Senior City Planner announced that on February 12, 2018, the Planning and Land Use Committee recommended approval of a 105 guest room hotel on Topanga Canyon.
- Advanced Calendar - There were no changes made to the Advanced Calendar.
- Commission Requests - There were no requests made by the Commission.
- One member from the public addressed the Commission, prior to approval of the Meeting Minutes.
- Approval of the Minutes - Commissioner Harootonian moved to approve the Minutes of January 18, 2018. Commissioner Diaz seconded the motion, and the vote proceeded as follows:

Moved: Harootonian
Seconded: Diaz
Ayes: Sampson
Absent: Nam

Vote: 3 – 0

MOTION PASSED

**ITEM NO. 2
NEIGHBORHOOD COUNCIL**

There were no presentations given by any Neighborhood Council representatives; however one member from the public addressed the Commission.

**ITEM NO. 3
GENERAL PUBLIC COMMENT**

One member from the public addressed the Commission.

**ITEM NO. 4
RECONSIDERATION**

There were no items to be reconsidered. One member from the public addressed the Commission.

ITEM NO. 5

[APCNV-2016-1804-VZC-BL-F-WDI](#)

CEQA: ENV-2016-1805-MND

Plan Area: Mission Hills – Panorama City – North Hills

Related Case: VTT-74079-SL

Council District: 6 - Martinez

Last Day to Act: 04-02-18

PUBLIC HEARING HELD

PROJECT SITE: 14451 West Nordhoff Street

IN ATTENDANCE

Laura Frazin Steele, City Planner representing the Department; Oshin Tousounian, applicant's representative.

Commissioner Diaz put forth the actions below in conjunction with the approval of the following project:

The demolition of a single-family dwelling and attached garage and the subsequent construction, use, and maintenance of eight (8) single-family dwellings in a Small Lot Subdivision configuration, which are proposed to be developed at two-stories each, with each of the 8 single-family dwelling units fronting an internal common driveway. A total of 16 on-site vehicle parking spaces with two (2) in individual, two-car garages for each dwelling unit will be provided.

1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2016-1805-MND ("Mitigated Negative Declaration") adopted on September 11, 2017, and pursuant to CEQA Guidelines, Section 15162 and 15164, as supported by the Addendum dated January 17, 2018, no major revisions are required to the Mitigated Negative Declaration and no subsequent EIR or negative declaration is required for approval of the project;

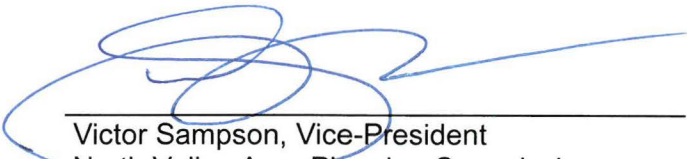
2. Approve and recommend that the City Council adopt a Vesting Zone Change from RA-1 to (T)(Q)RD3-1, subject to the attached Conditions of Approval;
3. Approve and recommend that the City Council remove the 25-foot building line along Nordhoff Street and remove the 17-foot building line along Wakefield Avenue;
4. Disapprove a determination for relief from Los Angeles Municipal Code (LAMC) Section 12.22 C.20 to allow the construction, use, and maintenance of a 6-foot in height solid masonry wall along Nordhoff Street and Wakefield Avenue;
5. Approve a waiver of street dedication pursuant to Los Angeles Municipal Code (LAMC) Section 12.37 1.3 to allow a 3-foot dedication in lieu of the 13-foot dedication required under the Mobility Plan 2035 Avenue II street designation along Wakefield Avenue;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

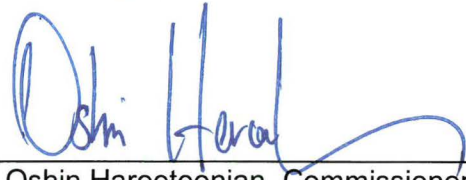
Commissioner Harootonian seconded the motion, and the vote proceeded as follows.

Moved: Diaz
Seconded: Harootonian
Ayes: Sampson
Absent: Nam

Vote: 3 - 0

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6:12 p.m.



Victor Sampson, Vice-President
North Valley Area Planning Commission

Oshin Harootonian, Commissioner
North Valley Area Planning Commission

Rocky Wiles, Commission Office Manager
North Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

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**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**