

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
March 7, 2019
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. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, NORTH VALLEY, AGENDAS, LOCATE THE COMMISSION MEETING DATE AND SELECT THE AUDIO**” BUTTON.

The meeting was called to order at 4:37 p.m. with Commissioners Diaz, Lopez-Ledesma, Nam and Sampson present.

Also present were Michelle Levy, Senior City Planner, representing the Director of Planning, Parissh Knox, Deputy City Attorney, Rocky Wiles, City Planner and Rafael Vega, Senior Administrative Clerk and Bianca Gonzalez, Office Trainee, Commission Office Staff.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- Michelle Levy announced that the Department released its quarterly Housing Report on March 1, 2019. She noted that 5,559 housing unit had been entitled thus far, 844 of those units were affordable housing units. She stated that there have been 9,247 accessory dwelling unit applications.
- Advanced Calendar: Commissioner Nam noted that he would not be available for the meetings of April 4 and April 18. Commissioner Diaz stated that she would not be available for the meeting of April 18.
- Commission Requests: There were no requests made by the Commission.
- Approval of the Minutes:
Commissioner Diaz moved to approve the Minutes for February 7, 2019. Commissioner Sampson seconded the motion, and the vote proceeded as follows:

Moved: Diaz
Seconded: Sampson
Ayes: Lopez-Ledesma, Nam

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT

No one requested to address the Commission.

ITEM NO. 4

RECONSIDERATION

There were no items taken up for reconsideration.

ITEM NO. 5

[PRESENTATION RELATED TO UPDATING THE CITYWIDE DESIGN GUIDELINES](#)

Adopted by the City Planning Commission in May 2011

Plan Areas: All

Council Districts: All

Clair Bowin, Senior City Planner made a presentation to the Commission. No action was taken.

ITEM NO. 6

Commissioner Lopez-Ledesma stated on the record that she had listened to the audio file of the February 7, 2019 meeting for this matter.

[ZA-2017-3906-ZAD-1A](#)

CEQA: ENV-2017-3907-CE

Plan Area: Chatsworth – Porter Ranch

Council District: 12 - Englander

Last Day to Act: 03-07-19

Continued From: 02-07-19

PUBLIC HEARING HELD

PROJECT SITE: 8637 North Valley Circle Boulevard

IN ATTENDANCE:

Undine Petrulis on behalf of Maya Zaitzevsky, Associate Zoning Administrator, representing the Department; Renee Schillaci, Advocacy, appellant's representative; Kimberlina Whettam, Kimberlina Whettam & Associates, applicant's representative.

MOTION

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

The construction of a 1,215 square-foot, two-story addition (comprised of a 550 square foot garage and 665 square-foot master bedroom suite) to an existing two-story, 1,821 square-foot single-family

dwelling. The project does not propose the removal of any protected trees and will require 299 cubic yards of grading cut and export.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (Class 3) and City CEQA Guidelines, Class 3, Category 1, and there is no substantial evidence demonstrating that an exception to a categorical exception pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Granted the appeal, thereby modifying Condition No. 7 to reflect approval of a waiver of street improvements on Limerock Trail;
3. Adopted the Conditions of Approval as modified by the Commission; and
4. Adopt the findings as amended by the Commission.

Commissioner Lopez-Ledesma seconded the motion, and the vote proceeded as follows:

Moved: Sampson
Second: Lopez-Ledesma
Ayes: Diaz, Nam

Vote: 4 - 0

MOTION PASSED

ITEM NO. 6

APCNV-2016-0070-ZC

CEQA: ENV-2016-0072-MND

Plan Area: Sunland – Tujunga - Shadow Hills –
Lakeview Terrace – East La Tuna Canyon

Related Case: AA-2016-71-PMLA

Council District: 7 - Rodriguez
Last Day to Act: 03-27-19

PUBLIC HEARING – Completed November 15, 2016

PROJECT SITE: 12070 West Pierce Street

IN ATTENDANCE:

Peg Malone-Brown, City Planning Associate, Laura Frazin-Steele, City Planner and Michelle Levy, Senior City Planner, representing the Department. The applicant or his representative did not attend the meeting.

MOTION

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

The construction, use, and maintenance of three new single-family dwellings each providing 2,472 square feet of floor area with a 387 square-foot garage, located on separate Parcels B, C, and D of approved Parcel Map AA-2016-71-PMLA, respectively; Parcel A will remain improved with an existing 1,268 square foot single-family dwelling, on an approximately 43,567 square-foot (1.0 acre) site. The proposed new residences will provide a minimum of two residential parking spaces per dwelling unit. Up to six of the eight trees located both on-site and within the adjacent public right-of-way will be removed, and the one on-site protected oak (*Quercus agrifolia*) tree will be preserved in-place. Minimal grading is proposed for the construction of the three proposed single-family dwellings.

1. Find, 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-2016-0072-MND, adopted on May 11, 2017; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Approve and recommend that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change from A2-1 to (T)(Q)RS-1; and
3. Adopt the Findings.

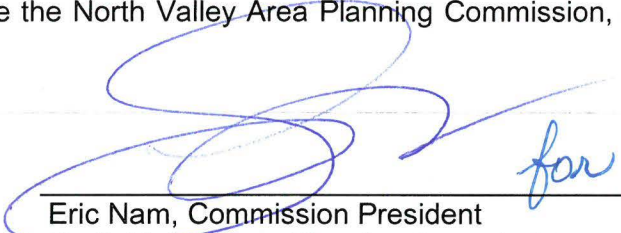
Commissioner Diaz seconded the motion, and the vote proceeded as follows:

Moved: Sampson
Second: Diaz
Ayes: Lopez-Ledesma, Nam

Vote: 4 - 0

MOTION PASSED

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6:46 p.m.



Eric Nam, Commission President
North Valley Area Planning Commission



Rocky Wiles, Commission Office Manager

ADOPTED
CITY OF LOS ANGELES

MAR 21 2019

DEPARTMENT
PLANNING OFFICE