

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
March 21, 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 4:35 p.m. with Commissioners Diaz, Lopez-Ledesma and Sampson present. Commissioner Nam was absent.

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, Commission Executive Assistant.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- **Directors Report:** Michelle Levy reported on the following:
 - On March 19, 2019, the Planning and Land Use Management committee considered the CRA Transfer of Land Use Authority Resolution and Ordinance to transfer land use authority from the CRA to the City of Los Angeles to authorize unexpired redevelopment plans and oversee project areas in the City.
 - On March 22, 2019, the Planning Department will release a draft of the Citywide Design Guidelines that was previously presented to the North Valley Area Planning Commission and will be made available for public comment until May 24.
- **Advanced Calendar:** Commissioner Diaz stated she would not be available for the meeting dates of April 4, 2019 and April 19, 2019.
- **Commission Requests:** There were no requests made by the Commission.
- **Approval of the Minutes:** Commissioner Diaz moved to approve the Minutes of March 7, 2019. Commissioner Lopez-Ledesma seconded the motion, and the vote proceeded as follows:

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

Vote: 3 – 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

APCNV-2017-4684-VZC-BL-WDI

CEQA: ENV-2017-4685-MND

Plan Area: Northridge

Council District: 12 - Smith

Last Day to Act: 03-22-19

PUBLIC HEARING – Completed January 28, 2019

PROJECT SITE: 8317 North Etiwanda Avenue / 18307 Roscoe Boulevard

IN ATTENDANCE:

Christine Bustillos, Planning Assistant, Valentina Knox-Jones, City Planner and Michelle Levy, Senior City Planner, representing the Department; Daniel Kashani, applicant's representative

MOTION

Commissioner Lopez-Ledesma put forth the actions below in conjunction with the approval of the following project:

Demolition of an existing single-family dwelling and the construction of a one-story, 9304 square-foot medical office building and associated surface parking lot on an RS-1VL zoned property. The project requires the cut and export of approximately 1,000 cubic yards of soil. There are 8 non-protected trees on site proposed for removal.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-4685-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; find the mitigation measures have been made enforceable

- conditions of the project; and adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve and recommend that the City Council adopt, pursuant to Section 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from RS-1VL to (T)(Q)C2-1 VL;
 3. Approve and recommend that the City Council adopt, pursuant to LAMC Section 12.32 R, a Building Line Removal to remove the 25-foot building line along Roscoe Boulevard established under Ordinance No. 96,753;
 4. Disapprove, pursuant to LAMC Section 12.37 I, a Waiver of Street Dedication and Improvement to allow relief from the required 5-foot dedication required under the Mobility Plan 2035 Boulevard II street designation along Roscoe Boulevard and the 3-foot dedication required under the Mobility Plan 2035 Collector street designation along Etiwanda Avenue; and
 5. Adopt the Conditions of Approval; and
 6. Adopt the Findings.

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

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 6

APCNV-2016-2495-ZC

CEQA: ENV-2016-2494-CE

Plan Area: Northridge

Council District: 12 - Smith

Last Day to Act: 03-22-19

PUBLIC HEARING – Completed January 4, 2019

PROJECT SITE: 8803 North Canby Avenue; 18425 West Gresham Street

IN ATTENDANCE:

Valentina Knox-Jones, City Planner and Michelle Levy, Senior City Planner, representing the Department; Robert B. Lamishaw, JPL Zoning Services, applicant's representative; Rouzina Muradian, Canby Properties LLC, applicant.

MOTION

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

Demolition of an existing detached garage and portions of an existing residential duplex structure and the construction of a new triplex, on a 7,523 square-foot lot. The result will be a total of five dwelling units on-site with a total of nine parking spaces provided. The new triplex structure will be located at the rear portion of the lot, will be approximately 3,484 square-feet in area, and will have a maximum height of 33 feet. One non-protected orange tree will be removed to construct the project

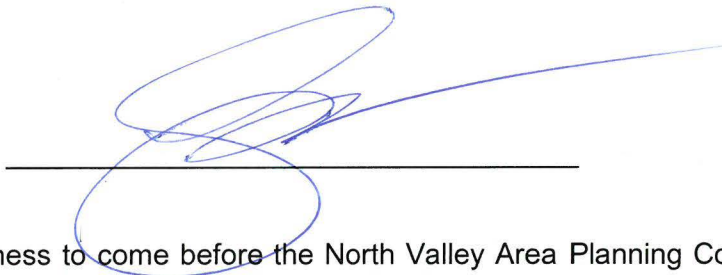
1. Determine that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1, Category L) and 15303 (Class 3, Category B), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve and recommend that the City Council adopt, pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone Change from R2-1 to (T)(Q)RD1.5-1 subject to conditions of approval; and
3. Adopt the Findings.

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

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

Vote: 3 – 0

MOTION PASSED



There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:30 p.m.

Victor Sampson, Vice President
North Valley Area Planning Commission



Rafael Vega, Commission Executive Assistant

APPROVED

CITY OF LOS ANGELES

MAY 02 2019

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**