

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, AUGUST 1, 2019, AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 91401**

Eric Nam, President
Victor Sampson, Vice President
Martina Diaz, Commissioner
Yvette Lopez-Ledesma, Commissioner
Araz Parseghian, Commissioner

Rafael Vega, Commission Executive Assistant
apcnorthvalley@lacity.org
(213) 978-1298

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

Written submissions are governed by Rule 4.3 of the North Valley Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period. Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date, or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **seven (7) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1298 or by email at apcnorthvalley@lacity.org

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>. Agendas, Draft and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "North Valley", "Agendas", under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Election of Officers
- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – May 2, 2019

2. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **APCNV-2017-612-VZCJ-BL**

CEQA: ENV-2017-613-MND

Plan Area: Mission Hills – Panaroma City – North Hills

Council District: 6 - Martinez

Last Day to Act: 08-19-19

Continued from: 07-18-19

PUBLIC HEARING – Completed June 3, 2019

PROJECT SITE: 9502 – 9508 North Van Nuys Boulevard and 14533 – 14535 West Plummer Street

PROPOSED PROJECT:

The construction, use, and maintenance of a 4-story, 45 feet in height, 51,340 square foot, 49 unit multi-family residential apartment building on a 27,075 square foot lot. The Project is proposed to be 100 percent affordable (excluding the Manager's Unit) and will be composed of three units for Extremely Low Income Households, 45 units for Very Low Income Households, and one Manager's Unit at Market Rate. Under Measure JJJ and Los Angeles Municipal Code Section (LAMC) 11.5.11(e), the Applicant is requesting a developer's incentive for reduced parking to provide 30 automobile parking stalls including 40 percent compact spaces in a garage podium at ground floor. Additionally, the Applicant is proposing 47 bicycle parking stalls (six short-term and 41 long-term). The proposed Project will involve the demolition of one single-family dwelling and two commercial buildings and approximately 3,537 cubic yards of export. Nine non-protected trees, including three trees in the public right-of-way, are proposed for removal.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-613-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to LAMC, Section 12.32 F and Q, a Vesting Zone Change from (T)(Q)C2-1VL, [Q]C2-1VL, and RA-1VL to RAS4-1VL including a developer's incentive pursuant to LAMC Section 11.5.11(e) to provide 30 automobile parking spaces with 40 percent of the spaces for compact stalls (12 compact stalls); and
3. Pursuant to LAMC Section 12.32 R, removal of the 25 foot building line on Plummer Street established under Ordinance No 99,739.

Applicant: Monique Hastings, Domus Development, LLC
Representative: Eric Lieberman, QES, Inc.

Staff: Laura Frazin Steele, City Planner
Laura.frazinsteele@lacity.org
(818) 374-9919

6. [DIR-2016-1397-BSA-1A](#)

CEQA: N/A

Plan Area: Chatsworth - Porter Ranch

Council District: 12 - Smith

Last Day to Act: 08-1-19

Continued from: 07-18-19

PUBLIC HEARING – Completed February 5, 2019

PROJECT SITE: 10867 N Topanga Boulevard

Existing Use / Operation:

A 15-lot, single-family subdivision, including the dedication and improvement of two public equestrian trails.

Appeal:

Appeal of the April 30, 2019 Planning Director's determination to deny an appeal from the determination by the Department of Building and safety that it did not err or abuse its discretion in by failing to enforce Condition Nos. 30 and 31 of Tract Map No. 62958 because of the presence of utility and public improvements within the surface of an equestrian trail easement dedicated to the City of Los Angeles ("City") on Bee Canyon Road, and by further allowing the installation of two gates across an overlapping fire lane/equestrian trail. The appeal alleges that these improvements, as currently constructed, violate Condition Nos. 30 and 31.

Applicant: City of Los Angeles

Appellant: Jeannie Plumb
Representative: Phillip J. Hess, esq.

Staff: Maya Zaitzevsky, Zoning Administrator

The next regular meeting of the North Valley Los Angeles Area Planning Commission will be held on **Thursday, August 15, 2019 at 4:30 p.m.**

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action Employer as a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1298 or by e-mail at apcnorthvalley@lacity.org.