

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, May 2, 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 4:40 p.m. with Commissioners Diaz, Lopez-Ledesma, Sampson, and Parseghian present. Commissioner Nam was absent.

Also present were Michelle Levy, Senior City Planner, representing the Director of Planning, and Parissh Knox, Deputy City Attorney, and Rafael Vega, Cecilia Lamas Commission Executive Assistants.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- **Directors Report:** Michelle Levy, Senior City Planner, reported on the following:
 - On April 30, 2019 the Department of City Planning held an initial public hearing to reconsider the redevelopment of the existing Westfield Promenade Shopping Center within the Warner Center Specific Plan that calls for the demolition of the existing 641,000 square feet. shopping center and construct a multi phase mixed used development. Upon completion the Project will comprise up to 1,432 multi-family residential dwelling units 244,000 square feet retail & restaurant use, and 629,000 square feet of office space. The Project will also include two hotels, and a new entertainment and sports center containing 15,000 seats. A Five Year Status Report was also was presented to the City Planning Commission on the Warner Center Specific Plan
 - On May 22, 2019, the Department of City Planning will lead a Planning 101 Training that will focus on training the community in Environmental Planning, CEQA, Process & Procedures, at Pacoima City Hall from 6:00 p.m. – 8:30 p.m.
- **Advanced Calendar:** There were no requests made by the Commission.
- **Commission Requests:** There were no requests made by the Commission.
- **Approval of the Minutes:** Commissioner Diaz moved to approve the Minutes of March 21, 2019. Commissioner Lopez-Ledesma seconded the motion, and the vote proceeded as follows:

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

Abstain: Parseghian

Vote: 3 – 1

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representatives.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There were no speakers.

ITEM NO. 4

RECONSIDERATION

There were no requests for reconsideration.

ITEM NO. 5

APCNV-2017-5025-ZC-CU

CEQA: ENV-2017-5027-MND

Plan Area: Porter Ranch

Council District: 12 - Smith

Last Day to Act: 05-03-19

PUBLIC HEARING – Completed March 8, 2019

PROJECT SITE: 20729 – 20745 West Nordhoff Street

IN ATTENDANCE:

Valentina Knox-Jones, City Planner, and Michelle Levy, Senior City Planner, representing the Department; Alan Rinderer, Applicant's representative.

MOTION

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

The construction of a new 3,277 square-foot foyer entrance for an existing church and the construction of a new 7,248 square-foot, two-story, classroom structure at the rear of the property, for a total addition of 10,525 square-feet. Both the foyer and the classroom structure will be constructed on grade.

The total Project size is 30,525 square-feet of floor area on a lot comprised of two parcels with a total

lot area of 83,556 square feet (1.92 acres) and a floor area ratio of 0.37:1. A total of 135 vehicle parking spaces will be provided, and 18 short-term and 9 long-term bicycle spaces will be provided. The Project requires the import and fill of approximately 925 cubic yards of soil. Proposed hours of operation are: Monday through Friday 8:00 a.m. - 6:00 p.m. for the office use, Wednesday and Friday night youth ministries concluding no later than 10:00 p.m., Saturday 9:00 a.m. – 11:00 a.m. for band practice, and Sunday 8:00 a.m. - 5:00 p.m. for church services.

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-2017-5027-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 on 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 **Zone Change** from MR2-1 and P-1 to (T)(Q)MR2-1;
3. **Approve**, pursuant to LAMC Section 12.24 W.9, a **Conditional Use** for the subject Church use in the MR2 Zone;
4. **Adopt** the attached Modified Conditions of Approval, including Staff's Technical Modification dated May 2, 2019; and
5. **Adopt** the Findings, including Staff's Technical Modification dated May 2, 2019..

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

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 6

APCNV-2018-4708-ZCJ
CEQA: ENV-2018-4709-ND
Plan Area: Chatsworth – Porter Ranch

Council District: 12 - Smith
Last Day to Act: 05-02-19

PUBLIC HEARING – Completed February 5, 2019

PROJECT SITE: 10247 North Variel Avenue

IN ATTENDANCE:

Michelle Carter, City Planner, Jojo Pewsawang, City Planner, and Michelle Levy, Senior City Planner, representing the Department; Armin Gharai, GA Engineering, Inc.; Uzi Levy, 10247 Variel, LLC, Applicant.

MOTION

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

Project:

The demolition of an existing single family residential building, and the removal of eight non-protected trees on-site, and construction, use and maintenance of a new 45-feet tall, three-story, 32 unit residential building, including two units reserved for Extremely Low Income Households and four units reserved for Very Low Income Households, with one level of at-grade parking with a total of 52 residential vehicular parking spaces, four short term bicycle parking spaces and 32 long term bicycle parking.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2018-4708-ND, as circulated on January 3, 2019 ("Negative Declaration"), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; **Find** the Negative Declaration reflects the independent judgment and analysis of the City; and **Adopt** the Negative Declaration;
2. **Approve** and recommend that the City Council adopt, pursuant to 11.5.11 and 12.32 F of the Los Angeles Municipal Code, Zone Change from (T)P-1 to (T)(Q)RAS3-1; and
3. **Adopt** the Findings.

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

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

Vote: 4 – 0

MOTION PASSED

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:40 p.m.



Victor Sampson, Vice President
North Valley Area Planning Commission



Rafael Vega, Commission Executive Assistant

APPROVED

CITY OF LOS ANGELES

AUG 01 2019

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**