

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, October 17, 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 Martina Diaz, Yvette Lopez-Ledesma, Araz Parseghian, and Commission Vice-President Victor Sampson present.

Commissioner Eric Nam was not in attendance.

Also present were David Olivo, Senior City Planner, representing the Director of Planning, Pariss Knox, Deputy City Attorney, Rafael Vega, Commission Executive Assistant and Denise Otero, Commission Staff.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- **Directors Report:** David Olivo, Senior City Planner, reported on the following:
On November 1, the City’s Home Sharing Ordinance becomes effective. Per the ordinance, if a home sharing unit is not registered, the unit will be considered out of compliance. Host can participate in home sharing up to 120 days per year and more if certain criteria is met or go through a discretionary review process.
- **Advance Calendar:**
Commissioner Diaz & Lopez Ledesma stated she would not be available for the meeting date of November 7, 2019.
- **Commission Requests:**
There were no requests made by the Commission.
- **Approval of the Minutes:** The minutes of October 3, 2019 were postponed to the next regular meeting.

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-2016-4974-ZC-BL**

CEQA: ENV-2016-4975-MND

Plan Area: Sun Valley – LaTuna Canyon

Council District: 6 – Martinez

Last Day to Act: 11-15-19

PUBLIC HEARING – Completed March 4, 2019

PROJECT SITE: 10965 West Penrose Street

IN ATTENDANCE:

Laura Frazin Steele, City Planner, and David Olivo, Senior City Planner, representing the Department; Vachik Danoukh, 10965 Penrose LLC, Applicant Matthew Aulicino, AUX Architecture, Applicant's representative.

MOTION

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

Construction, use, and maintenance of a one story, maximum 30 foot in height, 5,042 square foot commercial warehouse/storage building with eight parking spaces all on approximately 11,674 square foot lot. The 5,042 square foot commercial warehouse/storage building includes four tenant spaces (ranging between 885 – 1,038 square feet) and a 793 square foot garage with three covered parking spaces. The remaining five parking spaces are proposed at grade. The Applicant is proposing to demolish a vacant one story single family residence and accessory structures. Approximately 50 cubic yards of grading is proposed to be balanced on site

1. Find, pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-4975-MND("Mitigated Negative Declaration") as amended, all comments received, the imposition of mitigation measures 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 F of the Los Angeles Municipal Code (LAMC), a Zone Change from R1-1-CUGU to CM-1-CUGU;
3. Approve and recommend that the City Council, pursuant to LAMC Section 12.32 R.2, removal of the 42 foot Building Line fronting on West Penrose Street originally established pursuant to Ordinance No. 116,781;

4. Adopt the Conditions of Approval, including the Staff's Technical Modification dated October 10, 2019; and
5. 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

ITEM NO. 6

APCNV-2019-1697-ZC

CEQA: ENV-2019-1699-ND

Plan Area: Mission Hills – Panorama City
North Hills

Council District: 6 - Martinez

Last Day to Act: 11-11-19

PUBLIC HEARING HELD

PROJECT SITE: 14421 West Nordhoff Street

IN ATTENDANCE:

Jojo Pewsawang, City Planner, David Olivo, Senior City Planner, representing the Department; Nordhoff Residential, LLC, Applicant, Jerome Buckmelter, Jerome Buckmelter Associates, Inc., Applicant's Representative.

MOTION

Commissioner Parseghian put forth the actions below in conjunction with the denial of the following Project:

Demolition of a single family dwelling and the subdivision, construction, use, and maintenance of a nine unit small lot subdivision. The residences will be accessed by a central common access driveway with one curb cut on Nordhoff Street. The small lot homes will rise to a maximum height of 24 feet 3 inches and two stories, and will range in size from 2,299 square feet. The Project will provide 20 parking spaces (two per unit and two guest parking spaces.)

1. Find, pursuant to CEQA Guidelines Section 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in Negative Declaration, No. ENV-2019-1699-ND ("Negative Declaration"), as adopted on September 19, 2019, ("Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Approved and recommended, that the City Council adopt, pursuant to Section 11.5.11 and 12.32 F of the Los Angeles Municipal Code, a Zone Change from (T)(Q) RD3-1/RA-1 to (T)(Q)RD3-1;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

Moved: Parseghian
Seconded: Diaz
Ayes: Lopez-Ledesma, 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 5:45 p.m.

V. Sampson

Victor Sampson, Vice President
North Valley Area Planning Commission

Cecilia Lamas for

Rafael Vega, Commission Executive Assistant
North Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

MAY 07 2020

PLANNING DEPARTMENT
COMMISSION OFFICE