

NORTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, FEBRUARY 4, 2021
(VIA TELECONFERENCE)

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: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**NORTH VALLEY**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE **AUDIO**” BUTTON.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the North Valley Area Planning Commission meeting was conducted via Zoom Webinar and telephonically.

Commission President Eric Nam called the regular meeting to order at 4:53 p.m. with Commissioners Araz, Parseghian, and Victor Sampson in attendance.

Also in attendance were Andy Rodriguez, Senior City Planner and Parissh Knox, Deputy City Attorney. Commission Office staff participation included, Irene Gonzalez, Commission Office Manager, Jennifer Edwards, Commission Executive Assistant and Marcos Godoy, Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Andy Rodriguez, Senior City Planner, on behalf of Director of Planning, announced the Equity Day City Planning Commission Meeting (CPC) for racial justice held on January 21, 2021, and the Citywide Sign Ordinance will be heard by the CPC on February 25, 2021.
- Parissh Knox, Deputy City Attorney, had no report.
- There were no requests made by any of the Commissioners.
- Minutes of Meeting:

Commissioner Sampson moved to approve the Minutes of Meetings November 5, 2020. Commissioner Parseghian seconded the motion and the vote proceeded as follows:

Moved: Sampson
Second: Parseghian
Ayes: Nam
Absent: Diaz

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Two speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

APCNV-2020-1838-ZC

CEQA: ENV-2020-1839-MND

Plan Area: Arleta – Pacoima

Related Case: VTT-74450

Council District: 7 – Rodríguez

Last Day to Act: 02-14-21

PUBLIC HEARING - Completed December 2, 2020

PROJECT SITE - 11070 – 11100 North Borden Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Esther Ahn, City Planner, representing the Department; and Stephen Kia, representing the Applicant.

MOTION:

Commissioner Parseghian put forth the actions below in conjunction with the approval of the following Project with modifications, stated on the record:

Subdivision of one lot into 10 smaller lots and a Zone Change for nine of the new lots from A2-1-CUGU to RS-1-CUGU to allow for the development of nine single-family dwellings. The tenth lot will contain a church use, which has previously been approved under Case No. ZA-2016-4986-CU-ZV-ZAA-F. The existing lot is currently vacant and there is no construction being proposed as part of this project. The Project also involves the creation of a cul-de-sac to provide access to the newly created single-family lots.

1. Find, based on the independent judgment of the decision-marker, after consideration of the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration, No. ENV-2020-1839-MND, adopted on December 8, 2020 ("Mitigated Negative Declaration"); 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-CUGU to (T)RS-1-CUGU;
3. Adopt the Modified Conditions of Approval; and
4. Adopt the Findings.

Commissioner Nam seconded the motion and the vote proceeded as follows:

Moved: Parseghian
Second: Nam
Aye: Sampson
Absent: Diaz

Vote: 3 – 0

MOTION PASSED

ITEM NO. 6

APCNV-2020-3302-ZC

Council District: 6 – Martinez

CEQA: ENV-2020-3303-MND

Plan Area: Mission Hills – Panorama City – North Hills

PUBLIC HEARING - Completed November 9, 2020

PROJECT SITE - 14541 West Terra Bella Street
(14505, 14515, and 14541 West Terra Bella Street;
14545, 14555; 14557 North Van Nuys Boulevard;
9100, 9110, 9112, 9116, 9118, 9124, 9126, 9128, 9130,
and 9132 North Van Nuys Boulevard; 14551 West Nordhoff Street)

IN ATTENDANCE VIA TELECONFERENCE:

Trevor Martin, Planning Assistant, and Esther Ahn, City Planner, representing the Department; and Eric Leiberman, representing the Applicant.

MOTION:

Commissioner Parseghian put forth the actions below in conjunction with the approval of the following Project with modifications, stated on the record:

Construction, use, and maintenance of a new 15,468 square foot, two-story commercial retail, and office building with a maximum height of 34 feet and associated surface parking lot containing a total of 156 vehicular parking spaces and 16 bicycle parking spaces.

1. Find, based on the independent judgment of the decision-marker, after consideration of the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration, No. ENV-2020-3303-MND, adopted on December 8, 2020 ("Mitigated Negative Declaration"); 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 [T][Q] C2-1VL to (T)(Q) C2-1VL;
3. Adopt the attached Conditions of Approval; and
4. Adopt the attached Findings.

Commissioner Sampson seconded the motion and the vote proceeded as follows:

Moved: Parseghian
Second: Sampson
Aye: Nam
Absent: Diaz

Vote: 3 – 0

MOTION PASSED

There being no further business before the Commission, President Nam adjourned the meeting at 6:01 p.m.

Eric Nam Electronic Signature

Eric Nam, President
North Valley Area Planning Commission

Alice Inawat Electronic Signature
on behalf of

Jennifer Edwards, Commission Executive Assistant
North Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

OCT 21 2021

CITY PLANNING DEPARTMENT
COMMISSION OFFICE