

NORTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, DECEMBER 1, 2022
(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 accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the North Valley Area Planning Commission’s December 1, 2022 meeting was conducted via telephone and/or videoconferencing.

Commission President Eric Nam called the meeting to order at 4:40 p.m. with Commissioners Araz Parseghian and Victor Sampson in attendance.

Commission Vice President Martina Diaz and Commissioner Gerlie Collado were not in attendance.

Also in attendance were Parissh Knox, Deputy City Attorney, and Tal Harari, Senior City Planner. Commission Office staff participation included Eva Bencomo, Commission Executive Assistant, and Diego Vazquez, Administrative Clerk.

At approximately 4:47 p.m. Commissioner Collado joined the meeting Zoom/Teleconference meeting.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), (e)(3)(A), and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

MOTION:

Commissioner Parseghian moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic. Commissioner Sampson seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

At approximately 5:00 p.m. Commission Vice President Diaz joined the meeting Zoom/Teleconference meeting.

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Tal Harari, Senior City Planner, had one update regarding the Office of Racial Justice, Equity and Transformative Planning, which has launched their own landing page on the City Planning website. This page outlines the office's mission, past collaborations, and the City Planning Commission's equity value statement which centers future decision-making on Planning related projects and policies around an equitable development framework. The launch of this webpage is a milestone that further solidifies the department's long-term commitment to racial equity and transformative planning. This is the beginning of our work to build a centralized access point for all our resources and initiatives. It's a structure that will hold this work as a priority now and into the future. In early 2023, we expect to launch a comprehensive page that will outline the office's guiding principles, community partnerships, internal and external initiatives, as well as messages of solidarity.
- Pariss Knox, Deputy City Attorney had nothing to report.
- There were no Commission requests.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

At approximately 6:40 p.m. Commissioner Collado left the Zoom/Teleconference meeting.

ITEM NO. 6

DIR-2021-10327-SPR-1A

CEQA: ENV-2021-10328-MND

Plan Area: Chatsworth - Porter Ranch

Council District: 12 – Lee
**Last Day to Act: 12-13-22

PUBLIC HEARING HELD

PROJECT SITE: 22815 – 22825 West Roscoe Boulevard

IN ATTENDANCE:

Esther Ahn, City Planner, representing the Department of City Planning; Brad Rosenheim, representing the Applicant; Robert Glushon, representing three of four Appellants, Nicole Flessati, Jahanshah Kaobli-Nejad, and Roscoe Fallbrook Neighbors Coalition; and Alessandro Machi, Appellant.

MOTION:

Commissioner Parseghian moved to put forth the actions below in conjunction with approval of the following Project, with Modifications and Amendments, as stated on the record:

Construction, use, and maintenance of an approximately 98,614 square-foot light industrial complex consisting of three single-story plus mezzanine buildings, each built to a maximum height of 40 feet. The proposed project would result in a floor area ratio (FAR) of approximately 0.32:1 and 28.8 percent building coverage across the site. The Project would also provide 262 parking spaces on as surface parking lot surrounding the proposed buildings.

1. Determine, pursuant to CEQA Guidelines Section 1507 4(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-10328-MND, adopted on September 9, 2022, ("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. Grant the appeal in part, deny the appeal in part, and sustain the Planning Director's Determination dated September 14, 2022 to conditionally approve a Site Plan Review for a development project which creates 50,000 gross square feet or more of nonresidential floor area;
3. Adopt the Modified Conditions of Approval, Project truck deliveries and distribution at the Site shall be strictly limited to the following hours of: Monday through Friday: 7 a.m. to 7 p.m.; Saturday: 8:00 a.m. to 5:00 p.m., and Sunday: 10:00 a.m. to 4:00 p.m.; and
4. Adopt the Findings as Amended by the Commission.

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

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

Vote: 4 – 0

MOTION PASSED

ADOPTED
CITY OF LOS ANGELES

FEB 02 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**

There being no further business before the Commission, President Nam adjourned the meeting at 7:47 p.m.

Eric Nam

Eric Nam, President
North Valley Area Planning Commission

Cecilia Lamas (Electronic Signature due to COVID-19) for
Eva Bencomo, Commission Executive Assistant
North Valley Area Planning Commission