

NORTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JULY 6, 2023 REGULAR MEETING
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 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: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**NORTH VALLEY AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The North Valley Area Planning Commission’s July 6, 2023 meeting was conducted in person at the Marvin Braude San Fernando Valley Constituent Service Center and via telephone. Due to technical difficulties, we were unable to provide the participation option for hybrid meeting format.

Commission Executive Assistant II, Cecilia Lamas called the regular meeting to order at 4:30 p.m. with Commissioners Gerlie Collado, Jaime Del Rio, Araz Parseghian, and Victor Sampson in attendance.

Commission Vice President Martina Diaz was not in attendance.

Also in attendance were Claudia Rodriguez, Senior City Planner, Clarissa Padilla and Parissh Knox, Deputy City Attorneys. Commission Office staff participation included Cecilia Lamas, Commission Executive Assistant II, Marcos Godoy and Michael Cheatham, Administrative Clerks.

Due to vacancy for Commission President and in the absence of Commission Vice President Diaz, Commissioner Del Rio nominated Commissioner Parseghian to chair the meeting. Commissioner Sampson seconded the motion and the vote proceeded as follows:

Moved: Del Rio
Second: Sampson
Ayes: Collado, Parseghian
Absent: Diaz

Vote: 4 – 0

MOTION PASSED

The meeting gavel was given to Commissioner Parseghian and he chaired the remainder of the meeting.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Claudia Rodriguez, Senior City Planner, on behalf of the Director of Planning provided an update for two policy items related to the Wildlife Ordinance and the Al Fresco Ordinance.
- Clarissa Padilla, Deputy City Attorney, had no report.
- There were no Commission requests.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

APCNV-2017-1102-ZC

CEQA: ENV-2017-1101-CE

Plan Area: Mission Hills – Panorama City – North Hills

Related Case: VTT-74873-SL

Council District: 6
Last Day to Act: 07-07-23

PUBLIC HEARING – Completed December 8, 2020

PROJECT SITE: 8553 North Noble Avenue

IN ATTENDANCE:

Laura Frazin-Steele, City Planner and Claudia Rodriguez, Senior City Planner, representing the department; and Oscar Ensafi, representing the Applicant.

MOTION:

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

Construction, use, and maintenance of six residential structures, each one approximately 3,111 square-foot, 26.5 feet in height and two stories, on a 31,868 (gross) square-foot lot in the RA-1 Zone (applicant is requesting an RD5-1 Zone). As proposed, each 3,111 square-foot structure will include a 2,077 square-foot single-family dwelling and a 1,034 square-foot attached accessory dwelling unit. Each structure will be constructed with a two-car garage for the single-family dwelling and a tandem parking space for the accessory dwelling unit. The Applicant proposes to demolish an existing approximately 1,770 square-foot single-family residence. There are 16 trees on the subject site, including one protected California Black Walnut tree. All of the trees on site are proposed to be removed. Less than 500 cubic yards of grading is proposed.

1. Determine, that based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
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 RA-1 to (T)(Q)RD5-1 over the entire site;

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 RA-1 to (T)(Q)RD5-1 over the entire site;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

Moved: Collado
Second: Sampson
Ayes: Del Rio, Parseghian
Absent: Diaz

Vote: 4 – 0

MOTION PASSED

There being no further business before the Commissioner Parseghian adjourned the meeting at 5:01 p.m.



Jaime Del Rio, Commissioner
North Valley Area Planning Commission



Araz Parseghian, Commissioner
North Valley Area Planning Commission



Cecilia Lamas, Commission Executive Assistant II
North Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 17 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**