

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, October 02, 2014, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Veronica Padilla, President
Oshin Harootonian, Vice President
Nora Cadena, Commissioner
Filiberto Gonzalez, Commissioner
Victor Sampson, Commissioner

Randa Hanna, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NOs. 3 and 4.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should submit them to the Commission office, 200 North Spring Street, Room 272, Los Angeles, CA 900152, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at www.planning.lacity.org.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
EIR – Environmental Impact Report

ND – Negative Declaration
MND – Mitigated Negative Declaration
CE – Categorical Exemption

1. **DEPARTMENTAL REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – September 18, 2014

3. **APCNV-2014-1658-ZC-ZV-ZAA**

CEQA: ENV-2014-1659-MND

Council District: 6 - Martinez

Expiration Date: 10/24/14

Plan: Mission Hills–Panorama City–North Hills
Appeal Status: Zone Change may be appealed by the applicant if denied. Zone Variance and Adjustment are appealable to City Council.

PUBLIC HEARING HELD ON JULY 18, 2014

Location: 15230 W. Parthenia Street

PROPOSED PROJECT:

The construction of a 41-unit residential apartment building, comprised of four levels of residential uses and partial parking use on the ground-floor, over one level of subterranean parking, with a maximum height of 45-feet, located on two lots totaling 24,503 sq-ft in area. The project will include 90 vehicle parking spaces and 46 bicycle parking spaces.

REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, to **Adopt** the Mitigated Negative Declaration (ENV-2014-1659-MND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change:**
 - a. from [Q]C2-1VL (Commercial Zone) to (T)(Q)RAS4-1VL (Residential/Accessory Services Zone) for the northern portion of the property, for a depth of 119-feet; and
 - b. from RS-1 (Suburban Zone) to (T)(Q)R3-1 (Multiple Dwelling Zone) for the southern portion of the property, for a depth of 126-feet; and
3. Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to permit:
 - a. the averaging of density across two zones; and
 - b. access from a more restrictive zone to a less restrictive zone; and
4. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** to permit:
 - a. a 0-foot rear yard in lieu of the required 5-foot rear yard in the RAS4-1 zone, and
 - b. 0-foot front yard in lieu of the required 15-foot front yard in the R3-1 zone.

APPLICANT: Al Leibovic, 15236 Parth, LLC.

RECOMMENDED ACTION:

1. **Adopt** the Mitigated Negative Declaration, ENV-2014-1659-MND;
2. **Approve and recommend** that the City Council **approve** the **Zone Change** from [Q]C2-1VL to (T)(Q)RAS4-1VL for the subject property, with the conditions of approval;
3. **Approve and recommend** that the City Council **approve** the **Zone Change** from RS-1 to (T)(Q)R3-1 for the subject property, with the conditions of approval;
4. **Approve a Zone Variance** to permit the averaging of density across two zones;
5. **Approve a Zone Variance** to permit access from a more restrictive zone to a less restrictive zone;
6. **Receive and File an Adjustment** to permit a 0-foot rear yard in lieu of the required 5-foot rear yard in the RAS4-1 zone;
7. **Receive and File an Adjustment** to permit a 0-foot front yard in lieu of the required 15-foot front yard in the R3-1 zone;
8. **Adopt** the Findings; and
9. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Staff: Milena Zasadzien (818) 374-5054

4. **ZA-2013-1577-ZV-ZAA-CLQ-1A**
CEQA: ENV-2006-10217-MND-REC2

Council District: 7 - Fuentes
Expiration Date: 10/12/14
Plan: Sylmar
Appeal Status: Zone Variance and Adjustment are appealable to City Council

PUBLIC HEARING

LOCATION: 12361 & 12385 N. San Fernando Road

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code (LAMC) Section 12.27, to approve a Variance to allow construction of the small lots prior to recordation of the final tract map, from Section 12.21-G, 2 to allow zero square feet of common open space for each dwelling unit in lieu of 175 square feet for dwelling having more than three habitable rooms; to approve a Variance from Sections 12.09.1-A and 12.21-C, 5(h) to allow access from a less restrictive zone (C2-1 Zone) to a more restrictive zone (RAS3-1 Zone) permitting guest parking and common driveway access across the site; pursuant to LAMC Code Section 12.28; to approve an Adjustment from Section 12.21-C, 2(a) & (b) to allow a minimum separation between buildings and a minimum passageway of 6 feet in lieu of 12 feet; and to adopt the Mitigated Negative Declaration ENV 2006-10217-MND-REC2 as the environmental clearance for this action.

(The appeal of the Director of Planning's decision, pursuant to LAMC Code Section 12.32-H, and consistent with the City Planning Commission Guidelines for "Q" (Qualified) Classification, to approve the amendment of Condition Nos. 2,3,4,5 and 15 to allow modification to an approved plot plan from a mixed-use development to 90 single-family small lots and deletion of Condition Nos. 6,7 and 8 with the modification of Ordinance No. 178,269 will be determined by the City Council at a later date).

APPLICANT: Shawn Evenhaim, Mountain View Condos Corporation
Representative: Rogelio Navar, California Home Builders

APPELLANT: Leah C. Blöse

RECOMMENDED ACTION:

Deny the appeal; **Sustain** the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code (LAMC) Section 12.27, to approve a Variance to allow construction of the small lots prior to recordation of the final tract map, from Section 12.21-G, 2 to allow zero square feet of common open space for each dwelling unit in lieu of 175 square feet for dwelling having more than three habitable rooms; to approve a Variance from Sections 12.09.1-A and 12.21-C, 5(h) to allow access from a less restrictive zone (C2-1 Zone) to a more restrictive zone (RAS3-1 Zone) permitting guest parking and common driveway access across the site; pursuant to LAMC Section 12.28, to approve an adjustment from Section 12.21-C, 2(a) & (b) to allow a minimum separation between buildings and a minimum passageway of 6 feet in lieu of 12 feet; **Adopt** the findings; and **Adopt** the Mitigated Negative Declaration ENV 2006-10217-MND-REC2 as the environmental clearance for this action. (The appeal of the Director of Planning's decision, pursuant to LAMC Code Section 12.32-H, and consistent with the City Planning Commission Guidelines for "Q" (Qualified) Classification, to approve the amendment of Condition Nos. 2,3,4,5 and 15 to allow modification to an approved plot plan from a mixed-use development to 90 single-family small lots and deletion of Condition Nos. 6,7 and 8 with the modification of Ordinance No. 178,269 will be determined by the City Council at a later date).

Staff: Sarah Hounsell (818) 374-9909

5. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period. Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the North Valley Area Planning Commission will be held at **4:30 p.m. on Thursday, October 16, 2014** at the **Marvin Braude Constituent Service Center**
6262 Van Nuys Boulevard
Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at APCnorthvalley@lacity.org.