

COMMISSION MEETING AUDIO

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 15, 2018, AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR MEETING ROOM
VAN NUYS, CA 91401**

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-
1255**

1. **[DEPARTMENTAL REPORT AND COMMISSION BUSINESS](#)**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – January 18, 2018

2. **[NEIGHBORHOOD COUNCIL](#)**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

3. **[GENERAL PUBLIC COMMENT](#)**

The Commission shall provide an opportunity in open meetings for the public to address **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Executive Assistant prior to the commencement of the Public Comment period.

Individual testimony within the public comment period shall be limited up to five (5) minutes per person and up to ten (10) minutes per subject.

4. **RECONSIDERATIONS**
- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
 - b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.
5. **APCNV-2016-1804-VZC-BL-F-WDI** Council District: 6 - Martinez
CEQA: ENV-2016-1805-MND Last Day to Act: 04-02-18
Plan Area: Mission Hills – Panorama City – North Hills
Related Case: VTT-74079-SL

PUBLIC HEARING REQUIRED

PROJECT SITE: 14451 West Nordhoff Street

PROPOSED PROJECT:

The demolition of a single-family dwelling and attached garage and the subsequent construction, use, and maintenance of eight (8) single-family dwellings in a Small Lot Subdivision configuration, which are proposed to be developed at two-stories each, with each of the 8 single-family dwelling units fronting an internal common driveway. A total of 16 on-site vehicle parking spaces with two (2) in individual, two-car garages for each dwelling unit will be provided.

REQUESTED ACTIONS:

1. Based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2016-1805-MND adopted on September 11, 2017; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated January 17, 2018, no major revisions are required to the Mitigated Negative Declaration, and no subsequent EIR or negative declaration is required for approval of the project;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32, a Vesting Zone Change from RA-1 to (T)(Q)RD3-1;
3. Pursuant to LAMC Section 12.32 R.2, removal of a 25-foot building line along Nordhoff Street and removal of a 17-foot building line along Wakefield Avenue;
4. Pursuant to LAMC Section 12.24 X.7, a determination for relief from LAMC Section 12.22 C.20 to allow the construction, use, and maintenance of a 6-foot high solid masonry wall along Nordhoff Street and Wakefield Avenue; and
5. Pursuant to LAMC Section 12.37 I.3, a waiver of street dedication to allow a 3-foot dedication in lieu of the 13-foot dedication required under the Mobility Plan 2035 Avenue II street designation along Wakefield Avenue.

Applicant: Albert G. LLC; 4 Semillas LLC
Representative: Oshin Tousounian, Structural Design Group

Staff: Laura Frazin Steele, City Planner
laura.frazinsteele@lacity.org
(818) 374-9919

The next regular meeting of the North Valley Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Thursday, March 1, 2018** at

Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at apcnorthvalley@lacity.org.