

**OFFICIAL**  
CITY OF LOS ANGELES  
North Valley Area Planning Commission Minutes  
January 18, 2018  
Marvin Braude San Fernando Valley Constituent Service Center  
6262 Van Nuys Boulevard, First Floor Meeting Room  
Van Nuys, California 91401

MINUTES OF THE NORTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT [planning.lacity.org](http://planning.lacity.org).

The meeting was called to order at 4:35 p.m. with Commissioners Diaz, Harootonian, Nam and Sampson present. Commissioner Garcia was absent.

Also present were Christine Saponara, Senior City Planner, representing the Director of Planning, Parissh Knox, Deputy City Attorney; Rocky Wiles, Commission Office Manager (in lieu of the Commission Executive Assistant) and Rafael Vega, Administrative Clerk.

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**ITEM NO. 1**  
**DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of Interest – Christine Saponara, Senior City Planner, gave a brief update on the Fiscal Year to date Department statistics.
- Advanced Calendar - There were no changes to the advanced calendar.
- Commission Requests - There were no requests made by the Commission.
- Approval of the Minutes - Commissioner Harootonian moved to approve the Minutes of December 21, 2017. Commissioner Nam seconded the motion, and the vote proceeded as follows.

Moved: Harootonian  
Seconded: Nam  
Ayes: Diaz, Sampson

**Vote: 4 – 0**

**MOTION PASSED**

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**ITEM NO. 2**  
**NEIGHBORHOOD COUNCIL**

There were no presentations given by any Neighborhood Council representatives.

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**ITEM NO. 3  
GENERAL PUBLIC COMMENT**

There were no members of the public who requested to address the Commission.

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**ITEM NO. 4  
RECONSIDERATIONS**

There were no items requested to be reconsidered.

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**ITEM NO. 5**

[ZA-2016-2046-ZV-1A](#)

CEQA: ENV-2016-2047-CE

Plan Area: Chatsworth – Porter Ranch

Council District: 12 - Englander

Last Day to Act: 01-31-18

**PUBLIC HEARING HELD**

**PROJECT SITE:** 11001 North Oso Avenue

**IN ATTENDANCE:**

Maya E. Zaitzevsky, Associate Zoning Administrator, representing the Planning Department; Clifford Mickool, applicant/appellant and Sean Nguyen, applicant/appellant's representative; Hannah Lee, Deputy Chief of Staff and Dang Nguyen Planning Deputy, representing the Office of Councilmember Englander.

The Commission took a brief recess at 6:06 p.m. and reconvened at 6:19 p.m. with Commissioners Harootonian, Diaz, Nam and Sampson present.

**MOTION:**

Commissioner Harootonian put forth the actions below in conjunction with the approval of the following project:

Construction of a one-story accessory structure/private garage containing 1,500 square feet of residential floor area (RFA) on a RA-1-K Zone property, developed with an existing 6,167 square-foot single-family dwelling and attached garage.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to City CEQA Guidelines, Section 1, Article III, Class 3, Category 6, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Grant** the appeal and **overturn** the Zoning Administrator's determination to deny a variance for the project;
3. **Approve** a variance to allow the construction of a one-story accessory structure/private garage containing 1,500 square feet of residential floor area (RFA) on a RA-1-K Zone property, developed with an existing 6,167 square-foot single-family dwelling and attached garage, resulting in a RFA of 44 percent of the lot area in lieu of the maximum 25 percent permitted by Section 12.07 C.5 of the Los Angeles Municipal Code;
4. **Adopted** the Conditions of Approval as stated on the record by the Commission; and
5. **Adopted** the Findings as stated on the record by the Commission.

Commissioner Nam seconded the motion, and the vote proceeded as follows.

Moved: Harootonian  
Seconded: Nam  
Ayes: Sampson  
Nays: Diaz  
Absent: Garcia

**Vote: 3 – 1**

**MOTION PASSED**

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There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 7:03 p.m.



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Eric Nam, Commission President  
North Valley Area Planning Commission



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Rocky Wiles, Commission Office Manager  
North Valley Area Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**MAR 01 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**