

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, March 03, 2016
6262 Van Nuys Boulevard, First Floor
Van Nuys, CA 91401

MINUTES OF NORTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by the Commission President, Oshin Harootonian, at 4:32 p.m.

Commissioners present: Commissioners Cadena, Harootonian and Sampson
Commissioners absent: Commissioners Anguiano and Garcia

1. DEPARTMENTAL REPORT

Jonathan Hershey, the Senior City Planner, mentioned that today the Planning Department had its general staff meeting. At the meeting, the new Director of Planning, Vince Bertoni, relayed his enthusiasm about Planning to the staff members. He also stated that the next fiscal year 2016-2017 the department will be bringing additional staffing resources to the Valley Office.

There will be City wide public forums regarding re:code LA. to get a peek of the new zoning code. An open house will be held on April 20th that will target the constituents of the North Valley area.

2. COMMISSION BUSINESS

A. Advance Calendar – No change

B. Commission Requests – No requests at this time

C. Minutes of Meeting – February 04, 2016

To approve the meeting minutes of February 04, 2016.

Moved: Commissioner Sampson
Seconded: Commissioner Cadena
Ayes: Commissioner Harootonian
Absent: Commissioners Anguiano and Garcia

Vote: 3 - 0

3. **ZA-2015-2412-ZV-1A**
CEQA: ENV-2015-2413-MND
Plan Area: Chatsworth-Porter Ranch

Council District: 3 - Blumenfield
Location: 20500 West Nordhoff Street
Expiration Date: 4/06/16
Appeal Status: Further Appealable to City Council

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.27, to deny a variance from Section 12.18 to permit the conversion, use and maintenance of an existing 21,784 square-foot light industrial building to an Assisted Living Care Housing development in the MR2 Zone; to deny a variance from Section 12.12.1 of the Los Angeles Municipal Code to permit the construction, use and maintenance of an 11,226 square-foot addition to the existing building in the P Zone; and to adopt the Mitigated Negative Declaration ENV-2015-2413-MND as the environmental clearance for this project.

Applicant: Alon Abady, Nordhoff 26, LLC.
Representative: Dominic Hong, Bid Group, Inc.

Appellant: Same

Recommended Actions:

1. Adopt the findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision to deny:
 - a. A variance from Section 12.18 to permit the conversion, use and maintenance of an existing 21,784 square-foot light industrial building to an Assisted Living Care Housing development in the MR2 Zone;
 - b. A variance from Section 12.12.1 of the Los Angeles Municipal Code to permit the construction, use and maintenance of an 11,226 square-foot addition to the existing building in the P Zone.
4. Adopt Mitigated Negative Declaration No. ENV-2014-2413-MND.

Staff: Oliver Netburn

DISCUSSION:

The Commission President stated that since there are only three commissioners present at this hearing, the vote has to be unanimous otherwise the motion will be considered failed and the Zoning Administrator's decision will stand. The City Attorney clarified that a sufficient number of commissioners were present to hear the case; however, at the discretion of the Commission, the case could be moved to the next scheduled Commission meeting, or the applicant and the City could mutually agree to an extension of time before the case expires. Also, the City Attorney stated that if this item will be moved, no testimony will be heard tonight but people could still make general public comments under the public comment period. The applicant's representative requested to move the case to the next scheduled hearing of March 17th.

Commissioner Sampson asked the people who are in support of the project to raise their hands. Most of the people who were in attendance raised their hands to show their support.

MOTION:

To move case No. ZA-2015-2412-ZV-1A to March 17, 2016

Moved: Commissioner Sampson
Seconded: Commissioner Cadena
Ayes: Commissioner Harootonian
Absent: Commissioners Anguiano and Garcia

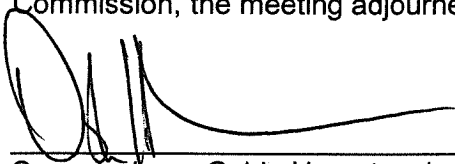
Vote: 3 - 0

4. PUBLIC COMMENT PERIOD

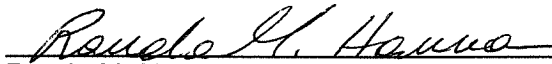
Before the Commission President opened the public Comment period, the City Attorney clarified that any public comments provided related to today's agenda item are not going to be part of the administrative record for that item. The City Attorney informed the audience that if they wanted to have their comments included as part of the record, they would need to return for the new hearing date.

There were several people in support of the project and couple of people against the zone variance.

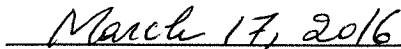
There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:15 p.m.



Commissioner Oshin Harootonian, President



Randa M. Hanna, Commission Executive Assistant
North Valley Area Planning Commission



Adopted on