

Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 21, 2016, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Oshin Harootonian, President
Nora Cadena, Vice President
Aura Garcia, Commissioner
Victor Sampson, Commissioner
Vacant, Commissioner

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

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 NO. 3.

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 532, Los Angeles, CA 90012, 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. Advance Calendar

B. Commission Requests

C. Minutes of Meeting – March 17, 2016

3. **APCNV-2015-2385-ZC**

CEQA: ENV-2015-2386-MND

Related Cases: CPC-1987-898-ZC

Plan: Sun Valley-La Tuna Canyon

Council District: 2 - Krekorian

Location: 11818–11828 Runnymede Str.

Expiration Date: 4/28/2016

Appeal Status: Appealable by applicant if denied

PUBLIC HEARING HELD ON FEBRUARY 29, 2016

PROPOSED PROJECT:

The proposed project is the demolition of an existing single-family dwelling and the construction and maintenance of up to a twenty-six (26) unit apartment building on a 29,732 square-foot lot formed site with two separate lots (i.e., 11818 and 11828 Runnymede Street). The applicant is requesting a zone change from R1-1 to (T)(Q)RD1.5 which will allow a base of 19 units. An additional seven (7) units, pursuant to Density Bonus provisions under LAMC Section 12.22-A.25 allowing a 35 percent increase in density over the base number of units is permitted by right. The proposed apartment building will be three (3) stories up to a maximum height of 40 feet.

REQUESTED ACTION:

1. Pursuant to Section 21082.1 of the California Public Resources Code, a **Mitigated Negative Declaration** (ENV-2015-2386-MND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change from R1-1 to (T)(Q)RD1.5-1**.

APPLICANT: 11828 Runnymede LLC, Attn.: Uzi Levi
Representative: Armin Gharai, GA Engineering

RECOMMENDED ACTION:

1. **Approve and Recommend** that the City Council adopt the proposed project's **Mitigated Negative Declaration ENV-2015-2386-MND**;
2. **Approve and Recommend** that the City Council adopt a **Zone Change from R1-1 to (T)(Q)RD1.5-1**, subject to the (Q) and (T) Conditions of Approval;
3. **Adopt** the Findings, including the Environmental Findings including the Mitigation Monitoring Program (MMP);
4. **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; and

5. **Advise** the Applicant that pursuant to the State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination (NOD) filing.

Staff: Tom Glick (818) 374-5062

4. 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, May 05, 2016** 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.