

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 19, 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(s) 3 & 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 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 <http://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-2015-3821-ZC**

CEQA: ENV-2015-3822-MND

Plan: Mission Hills-Panorama City-North Hills

Council District: 6 - Martinez

Location: 14828 W. Rayen Street

Expiration Date: June 02, 2016 Ext.

Appeal Status: Appealable by
Applicant if denied

PUBLIC HEARING HELD ON MARCH 11, 2016

PROPOSED PROJECT:

Demolition of one existing single-family dwelling and the subsequent construction, use, and maintenance of a new, 14 unit apartment building, comprised of three (3) levels of residential uses with parking on grade, on a 16,505.7 square-foot lot. The calculated residential floor area of the proposed apartment building is 19,939 square feet. The applicant proposes a total of 28 auto parking spaces, 3 short-term bicycle parking spaces, and 14 long-term bicycle parking spaces. The applicant also proposes 2,250 square feet of rear yard open space and 300 square feet of balcony areas. The proposed project's maximum height is 36 feet. Approximately six (6), existing, non-protected trees will be removed. The requested entitlement is for a Zone Change from RA-1 to (T)(Q)-RD1.5-1, in conformance with the Low Medium II Residential General Plan Land Use designation of the Mission Hills – Panorama City – North Hills Community Plan. The RD 1.5-1 zoning will permit the requested development of 11 dwelling units within a building height of 36 feet. The project also utilizes a 20% by-right Density Bonus to permit three (3) additional dwelling units on-site, resulting in a total project size of 14 units, in exchange for setting aside one (1) unit for Very Low Income Households. No Density Bonus incentives are being requested as part of the proposed project.

REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adoption** of a proposed **Mitigated Negative Declaration** (ENV-2015-3822-MND), and corresponding **Mitigation Monitoring Program** (MMP), as the CEQA clearance document for the project; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a **Zone Change** from RA-1 (Suburban) to (T)(Q)-RD1.5-1 (Restricted Density Multiple Dwelling).

APPLICANT: Al Leibovic, Yaya Group XII LLC.

Representative: Armin Gharai, GA Engineering INC. Associates, Inc.

RECOMMENDED ACTION:

1. **Approve** and **Recommend** that the City Council adopt Mitigated Negative Declaration No. ENV-2015-3822-MND and the Mitigation Monitoring Program; and
2. **Approve** and **Recommend** that the City Council adopt a **Zone Change** from RA-1 to **(T)(Q)-RD1.5-1**, subject to the (T) and (Q) Conditions of Approval; and
3. **Adopt** the Findings; and
4. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the 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 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 of Determination (NOD) filing.

Staff: Isaiah Ross (213) 978-1368

4. ZA-2014-3921-CU-1A

CEQA: ENV-2014-3920-MND

Plan Area: Chatsworth-Porter Ranch

Council District: 12 - Englander

Location: 10854 Topanga Canyon Blvd.

Expiration Date: 5/29/16

Appeal Status: Not Further Appealable

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.24-W, 9, a conditional use to authorize the use and maintenance of a church and caretaker's unit on a lot in the A2-1 Zone, and to adopt Mitigated Negative Declaration No. ENV-2014-3920-MND.

Applicant: Jose Thomas, St. Mary's Orthodox Christian Corporation
Representative: Sheryl Brady, Permit Place

Appellant: Andre Van Der Valle

Recommended Actions:

1. Adopt the findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision to approve a conditional use to authorize the use and maintenance of a church and caretaker's unit on a lot in the A2-1 Zone.
4. Adopt Mitigated Negative Declaration No. ENV-2014-3920-MND.

Staff: Maya Zaitzevsky (818) 374-5069

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, June 02, 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 seven (7) working days prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at APCnorthvalley@lacity.org.