

**NORTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, JANUARY 17, 2019, AFTER 4:30 P.M.  
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, ROOM 1B  
VAN NUYS, CA 91401**

Eric Nam, President  
Vacant, Vice President  
Martina Diaz, Commissioner  
Yvette Lopez-Ledesma  
Victor Sampson, Commissioner

Vacant, Commission Executive Assistant  
[apcnorthvalley@lacity.org](mailto:apcnorthvalley@lacity.org)  
(213) 978-1300

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

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. **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.**

Written submissions are governed by Rule 4.3 of the North Valley Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period. Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

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. **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.**

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) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by email at [apcnorthvalley@lacity.org](mailto:apcnorthvalley@lacity.org)

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, 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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>. Agendas, Draft and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "North Valley", "Agendas", under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Election of Vice President
- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – December 20, 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**

- 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.
- 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. **[PRESENTATION RELATED TO UPDATING THE CITYWIDE DESIGN GUIDELINES](#)**

Adopted by the City Planning Commission in May 2011

Plan Areas: All

Council Districts: All

**RECOMMENDED ACTIONS:**

No Action Required: Status Update and Presentation

**Staff:** Claire Bowin, Senior City Planner  
[claire.bowin@lacity.org](mailto:claire.bowin@lacity.org)  
(213) 847-3710

Danai Zaire, City Planning Associate  
[danai.zaire@lacity.org](mailto:danai.zaire@lacity.org)  
(213) 847-3709

6. [APCNV-2018-410-BL](#) Council District: 6 - Martinez  
CEQA: ENV-2018-411-MND Last Day to Act: 02-01-19  
Plan Area: Mission Hills – Panorama City – North Hills  
Related Cases: CPC-2004-5209-GPA-ZC-ZV-ZAD; VTT-61629-CN

**PUBLIC HEARING** – Completed November 6, 2018

**PROJECT SITE:** 14727 and 14801 West Plummer Street

**PROPOSED PROJECT:**

The demolition of two existing single-family dwellings and associated accessory structures and the construction, use, and maintenance of 36 detached condominiums. The project will include 72 covered parking spaces and 18 guest parking spaces on-site.

On November 16, 2018, the Advisory Agency approved a related request for a vesting tentative tract map for the merger and subdivision for a maximum of one ground lot for condominium purposes, and adopted the Mitigated Negative Declaration, No. ENV-2018-411-MND and Mitigation Monitoring Program for the above referenced project.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2018-411-MND (“Mitigated Negative Declaration”) as adopted on November 16, 2018, and no subsequent EIR, negative declaration, or addendum is required for approval of the project; and
2. Pursuant to Section 12.32 R of the Los Angeles Municipal Code, a Building Line Removal to remove a 24-foot Building Line along Plummer Street, established under Ordinance No. 99,739.

**Applicant:** Land Developers & Associates  
Representative: David Turner, Land Developers & Associates

**Staff:** Jojo Pewsawang, City Planner  
[jojo.pewsawang@lacity.org](mailto:jojo.pewsawang@lacity.org)  
(213) 978-1214

7. [ZA-2017-3906-ZAD-1A](#) Council District: 12 - Englander  
CEQA: ENV-2017-3907-CE Last Day to Act: 02-13-19  
Plan Area: Chatsworth – Porter Ranch

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 8637 North Valley Circle Boulevard

**PROPOSED PROJECT:**

The construction of a 1,215 square-foot, two-story addition (comprised of a 550 square foot garage and 665 square-foot master bedroom suite) to an existing two-story, 1,821 square-foot single-family dwelling. The project does not propose the removal of any protected trees and will require 299 cubic yards of grading cut and export.

The Commission may consider, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (Class 3) and City CEQA Guidelines, Class 3, Category 1, and there is no substantial evidence demonstrating that an exception to a categorical exception pursuant to CEQA Guidelines, Section 15300.2 applies.

**APPEAL:**

An appeal of the November 14, 2018, Zoning Administrator's determination which,

1. Approved in part, pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination, to permit an addition to an existing single-family dwelling on a lot fronting two Substandard Hillside Limited Streets that are improved to a roadway width of less than 20-feet as required by LAMC 12.21 C.10(i)(2); and
2. Approved, pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit a two-story addition with a ten-foot side yard setback, instead of an 11-foot side yard setback as required in the RE20 Zone by LAMC Section 12.21 C.10(a)

The appellant's appeal seeks to modify Condition No. 7 of the Zoning Administrator's determination, in part, seeking to remove the requirement to provide "on-site dedications and improvements along Oakmont Place..."

**Applicant:** Robert Goldberg  
Representative: Rosemary Medel, Kimberlina Whettam & Associates

**Appellant:** Anthony Whiting  
Representative: Renee Schillaci, Advocacy

**Staff:** Maya Zaitzevsky, Associate Zoning Administrator

The next regular meeting of the North Valley Los Angeles Area Planning Commission will be held at **4:30 p.m. on Thursday, February 7, 2019** at

Marvin Braude San Fernando Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room 1B  
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](mailto:apcnorthvalley@lacity.org).