

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, APRIL 21, 2005, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Sandor L. Winger, President
George Stavaris, Vice President
David Honda, Commissioner
Dr. John Lett, Sr., Commissioner
Tony Torres, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1294; FAX (213) 978-1029

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. 1

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of 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.

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 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

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.

The time in which a party may seek judicial review of this determination is governed by the California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City, pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Review of North Valley Area Planning Commission By-Laws and Procedures
(Continued from 04/07/05)

3. **DIR 2005-1178(DRB)(SPP)-A1**

CEQA: ENV 2005-1179-CE
Plan: Granada Hills Knollwood

Council District: 12
Location: 10670 Balboa Boulevard
Expiration Date: 05/15/05
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Determination of Design Review and Project Permit Compliance Conditional Approval - Granada Hills Specific Plan.

Project: Two awnings and one wall sign for a cellular phone company (Wireless Toyz) located at the southeast corner of Balboa Boulevard and Chatsworth Street.

APPLICANT: Vinny Lo Presti, Wireless Toyz

APPELLANT: Vinny Lo Presti, Wireless Toyz

STAFF RECOMMENDS DENIAL OF APPEAL.
Richard H. Platkin (818) 374-5037

4. **APCNV 2004-5448(ZC)**

CEQA: ENV 2004-5449-MND

Plan: Northridge

Council District: 12

Location: 8534 Vanalden Avenue

Expiration Date: 04/27/05

Appeal Status: Further appealable to City Council.

PUBLIC HEARING COMPLETED MARCH 14, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to RS-1 regarding demolition of a single family dwelling and development of 4 single family dwellings on 4 proposed single family lots, with attached 2-car garages on a 30,500 net square foot property. **Note:** A parcel map, AA 2004-7538(PMLA) has been filed for subdivision purposes and will require a separate action by the Advisory Agency.

APPLICANT: Shahin Karminian

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q) RS-1-K SUBJECT TO THE CONDITIONS OF APPROVAL.
Patricia Diefenderfer (213) 978-1478

5. **APCNV 2004-4662(ZC)(ZAA)(ZAD)**

CEQA: ENV 2004-5111-MND

Plan: Mission Hills-Panorama City-North Hills

Council District: 7

Location: 14434, 14444, 14454 Terra Bella Street

Expiration Date: 04/27/05

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED MARCH 18,2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to (T)(Q)Rd3-1;

ZONING ADMINISTRATOR ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code, from Section 12.21 C2 (a) to permit 8 foot spaces between buildings for Units 1 through 5, 14, and 15, and a 6-foot space between Units and 6 within the development in lieu of the minimum 10 feet required; **and**

ZONING ADMINISTRATOR DETERMINATION, pursuant to Section 12.24 X 7 of the Municipal Code, to permit a 6-foot high combination wrought iron and concrete block wall in the front yard in lieu of the maximum 42 inches in height permitted.

Project: **Demolition of existing structures and construction of 26 detached residential condominium dwellings**, two-stories, approximately 24 feet in height, with 52 garage parking spaces for the residents and 13 guest parking spaces, on a 87,087 square foot lot. Note: A separate subdivision case (Tentative Tract No. 61812) has been filed for condominium purposes, which will require a separate public hearing before the Advisory Agency

APPLICANT: MWH Foothill 90, LLP

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RD3-1 SUBJECT TO CONDITIONS OF APPROVAL; APPROVAL OF THE ZONING ADMINISTRATOR ADJUSTMENT; AND APPROVAL OF ZONING ADMINISTRATOR DETERMINATION
Madhu Kumar (213) 978-1169

6. **APCNV 2004-5062(ZC)(BL)**

CEQA: ENV 2004-5063-MND

Council District: 7

Plan: Mission Hills-Panorama City- North Hills

Location: 14500 Plummer Street

Expiration Date: 04/23/05

Appeal Status: Further appealable to City Council.

PUBLIC HEARING COMPLETED MARCH 11, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to RD2-1;

BUILDING LINE REMOVAL, pursuant to Section 12.32 of the Municipal Code, of a 25-foot building line on the south side of Plummer Street.

APPLICANT: Chuck Francoeur, Montage Development

Project: **Demolition of two single family dwellings and construction of 8 detached condominium dwellings**, each with an attached 2-car garage, two stories, approximately 25-feet in height, on a 27,953 square foot lot. Four guest parking stalls will be provided for a total of 20 parking spaces. Note: A subdivision map case has been filed (Tentative Tract No. 61046) for condominium purposes which will require a separate action by the Advisory Agency.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q) RD2-1 SUBJECT TO THE CONDITIONS OF APPROVAL AND APPROVAL OF LINE REMOVAL.

7. **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, 2005**
at the **Marvin Braude Constituent Center**
6262 Van Nuys Blvd.
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 Commission Executive Assistant at (213) 978-1294.