

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MAY 19, 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. 4, 6, 8, AND 9:

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

3. APCNV 2004-6222(ZC)(ZV)

CEQA: ENV 2004-6223-MND

Council District: 7

Plan: Mission Hills-Panorama City-
North Hills

Location: 8947-8955 N. Orion Avenue

Expiration Date: 05/28/05

Appeal Status: Zone Change further
appealable to City Council by applicant if
disapproved; Zone Variance is further
appealable to City Council if granted.

PUBLIC HEARING COMPLETED APRIL 15, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1
(Suburban Zone) and (T)(Q) R3-1 (Multiple Dwelling Zone) to (T)(Q)R3-1 (Multiple Dwelling
Zone); and

ZONE VARIANCE, pursuant to Section 12.27 of the Municipal Code, from Section 12.07
to allow early construction of 20 apartment units on an RA-1 zoned property.

Project: Demolition of 3 existing single family dwellings and development of 20
apartment units, three-stories, 34 feet, 11 inches in height, including 2 residential floors over
one level of at-grade parking, having 40 spaces for the residents and 7 spaces for guests,
on a 19,419 square foot lot.

APPLICANT: AMCALL, Alan Stahl

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)R3-1
SUBJECT TO CONDITIONS OF APPROVAL; DENIAL OF REQUESTED VARIANCE.
Madhu Kumar (213) 978-1169

4. **TENTATIVE TRACT NO. 60962-A1**

Related Case No. APCNV 2004-3723(ZC-F)

CEQA: ENV 2004-3681-MND

Plan: Sylmar

Council District: 7

Location: 15241, 15251, & 15255 W.
Roxford Street

Expiration Date: 04/26/05 ext.

Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, from the part of the decision by the Advisory Agency's decision in approving Tentative Tract 60962 for 9-units residential condominium subdivision.

APPLICANT: Calabasas 3000, L. P.
c/o Scott Z. Adler

APPELLANT: Calabasas 3000, L. P.
Michael Tarp, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.

Lateef Sholebo (213) 978-1454

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

5. **APCNV 2004-3723(ZC-F)**

Related Case No. Tentative Tract Nos. 60962 and 53805

CEQA: ENV 2004-3681-MND

Plan: Sylmar

Council District: 7

Location: 15241, 15251, & 15255 W.
Roxford Street

Expiration Date: N/A

Appeal Status: Further appealable to
City Council by Applicant if disapproved

PUBLIC HEARING COMPLETED FEBRUARY 17, 2005

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 of the Municipal Code, from RA-1-K to RD6-K and a Variance for an over-in-height fence (six feet) in the front yard for the proposed subdivision for a maximum of nine single-family units on a 1.91 net acre lot.

APPLICANT: Scott Z. Adler, Owner/Applicant
Michael Tarp, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1-K TO RD6-K,

INCIDENT TO SUBDIVISION, SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF ZONING VARIANCE AS FILED.

Heather Dalmont (213) 978-1351

6. **TENTATIVE TRACT NO. 54105-M1**

Related Case No. APCNV 2003-1078(ZC)

CEQA: ENV 2003-1079-MND-REC

Plan: Chatsworth-Porter Ranch

Council District: 12

Location: 21021-21035 W. Chase St.

Expiration Date: 04/30/05 ext.

Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, from the decision by the Advisory Agency's in approving Tentative Tract 54105-M1 for a 12-lot subdivision for a single-family residential development.

APPLICANT: L. T. Development

APPELLANT: Randal A. Lewis/Browns Creek Grange

STAFF RECOMMENDS DENIAL OF APPEAL.

Fernando Tovar (213) 978-1350

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

7. **APCNV 2003-1078(ZC)**

Related Case No. Tentative TractNo. 54105

CEQA: ENV 2003-1079-MND-REC

Plan: Chatsworth-Porter Ranch

Council District: 12

Location: 21021-21035 W. Chase St.

Expiration Date: 04/30/05 ext.

Appeal Status: See Below

PUBLIC HEARING COMPLETED FEBRUARY 03, 2005

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 of the Municipal Code from RA-1 to (T)(Q)R1-1 for a proposed subdivision for a twelve lot single-family subdivision on a 1.88 net acre parcel.

APPLICANT: Robert and Vincente Panlilio

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)R1-1

SUBJECT TO CONDITIONS OF APPROVAL.
Heather Dalmont (213) 978-1351

8. **ZA 2004-6021(ZV)(SPR)-1A**

CEQA: ENV 2004-6022-MND
Plan: Sylmar

Council District: 7

Location: 14490 Olive View Drive

Expiration Date: 05/21/05

Appeal Status: Variance further appealable to City Council if granted

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approvals of: **1) a Variance**, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, from Section 12.04.09-B of the Municipal Code to permit the construction, use and maintenance of a self-storage complex on property in the Southern California Edison Company right-of-way in the PF Zone; and **2) a Site Plan Review**, pursuant to Section 16.05 of the Municipal Code, for an approval of plans for the project.

APPLICANT: Richard Hall, RHC Communities/Pacific Storage
Karen Blankenzee, Representative

APPELLANT: Leslie Thorns

STAFF RECOMMENDS DENIAL OF APPEAL.
Lourdes Green (213) 978-1313

9. **ZA 2004-5525(CU)-1A**

CEQA: ENV 2004-5449-MND
Plan: Sunland-Tujunga-Lakeview
Terrace-Shadow Hills

Council District: 7

Location: 12075 Foothill Boulevard

Expiration Date: 06/01/05

Appeal Status: Not further appealable to City Council.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,49, of a **Conditional Use** to permit the installation, use and maintenance of an unmanned wireless telecommunications facility including a monopalm and related equipment.

APPLICANT: Iris Alfino, Sprint PCS
Steve Kaali, Delta Groups Engineering, Representative

APPELLANT: Superior Gunité
Mark Hoffman, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Dave Kabashima (213) 978-1387

10. **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, 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.