

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JUNE 16, 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. 3, 4, 6, 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. **TENTATIVE TRACT NO. 61401**

Related Case No. APCNV 2004-5346(ZC)

CEQA: ENV 2004-3841-MND

Plan: Mission Hills-Panorama City

Council District: 12

Location: 8609 Haskell Avenue

Expiration Date: 06/27/05

Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in approving Tentative Tract 61401 for 3 single family lots subdivision.

APPLICANT: Niloufar Nassirzadeh, Applicant/Owner

APPELLANT: Pamela A. Morris

STAFF RECOMMENDS DENIAL OF APPEAL.

Emily Gabel-Luddy (213) 978-1327

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.

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

Continued from 05/19/05

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.
Emily Gabel-Luddy (213) 978-1327

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

Continued from 05/19/05

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.
Emily Gabel-Luddy (213) 978-1327

6. **VESTING TENTATIVE TRACT NO. 60872-1A**

CEQA: ENV 2004-5553-MND
Plan: Sylmar

Council District: 7
Location: 13140 Gladstone Avenue
Expiration Date: 06/02/05 ext.
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in approving Vesting Tentative Tract 60872 to permit the construction of 40 single family lots on a 7.19 net acre site, with open space and off-street parking in the proposed R1-1 Zone.

APPLICANT: JOPA Corporation

APPELLANT: 13110 Gladstone, LLC
HDS Group; SY Development Corp.

STAFF RECOMMENDS DENIAL OF APPEAL.
Theodore L. Irving (213) 978-1366

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. **AA 2004-5399(PMLA)-A1**
Related Case: APCNV 2004-5677(ZC)

CEQA: ENV 2004-5400-MND
Plan: Northridge

Council District: 12
Location: 9138 No. Vanalden Ave.
Expiration Date: 06/06/05 ext.
Appeal Status: Not further appealable to City Council.

PUBLIC HEARING COMPLETED MARCH 17, 2005

AN APPEAL, from the decision of the Advisory Agency in approving the proposed new four parcel, single residential development on a 1.1 acre lot.

APPLICANT: Maryam Ghassemiou
Ben Safyari, Representative

APPELLANT: Scott Mustin

STAFF RECOMMENDS DENIAL OF APPEAL.
Lynn Harper (213) 978-1349

8. **APCNV 2004-5677(ZC)**
Related Case: AA 2004-5399(PMLA)

CEQA: ENV 2004-5400-MND
Plan: Northridge

Council District: 12
Location: 9138 No. Vanalden Ave.
Expiration Date: 06/06/05 ext.
Appeal Status: Not further appealable to City Council.

PUBLIC HEARING COMPLETED MARCH 17, 2005

ZONE CHANGE, incident to Parcel Map, pursuant to Section 12.32 of the Municipal Code, from RA-1 to (T)(Q)RE11-1 and (T)(Q)RE9-1 for the proposed new four parcel, single family residential development on a 1.1 acre lot.

APPLICANT: Maryam Ghassemiou
Ben Safyari, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE, INCIDENT TO PARCEL MAP, TO (T)(Q)RE11-1 AND (T)(Q)RE9-1 SUBJECT TO CONDITIONS OF APPROVAL.
Lynn Harper (213) 978-1349

9. **ZA 2004-5542(CU)(ZV)(SPP)-1A**

CEQA: ENV 2004-5449-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 20517 West Devonshire Street
Expiration Date: 07/12/05
Appeal Status: Not further appealable to City Council.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval and determination of: **1)** a Conditional Use, pursuant to Los Angeles Municipal Code Section 12.24-W,4, to allow an automobile oil change and lubrication facility with three service bays located within 300 feet of an R Zone; and **2)** a Determination, pursuant to the provisions of Section 11.5.7 of the Code, that the subject automobile oil change and lubrication facility complies with Specific Plan Project Permit Compliance under Ordinance No. 168,937 (Devonshire/Topanga Canyon Corridor Specific Plan). (**Note:** The Zoning Administrator's denial of a Variance from LAMC Section 12.21,1-A to allow an oil change and lubrication facility in the P-1L zoned portion of the site was not appealed and is not before the Commission.)

APPLICANT: Robert & Helen Larner, Devon Plaza
Timothy Boe, Boe Architects, Representative

APPELLANT: Linda Van Der Valk

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, July 07, 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.